



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

**Meeting of January 20, 2015 - 6:30 P.M.
Community Meeting Room, 177 First Street West
Sonoma, CA 95476**

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

CALL TO ORDER – Kelso Barnett, Chair

Commissioners: Tom Anderson
Robert McDonald
Micaelia Randolph
Leslie Tippell
Christopher Johnson (Alternate)

COMMENTS FROM THE PUBLIC

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

APPROVAL OF MINUTES

Minutes from the meeting of December 17, 2014.

CORRESPONDENCE

ITEM #1 – Sign Review	Project Location: 400 First Street East	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of two wall signs for a restaurant (B&V Whiskey Bar & Grille).	General Plan Designation: Commercial (C)	CEQA Status: Categorically Exempt
Applicant: Codi Binkley	Zoning: Planning Area: Downtown District	
Staff: Wendy Atkins	Base: Commercial (C) Overlay: Historic (/H)	
ITEM #2 – Continued Design Review	Project Location: 405 First Street West	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of a trash enclosure area for a restaurant (El Dorado Kitchen).	General Plan Designation: Commercial (C)	CEQA Status: Categorically Exempt
Applicant: Treg Finney	Zoning: Planning Area: Downtown District	
Staff: Wendy Atkins	Base: Commercial (C) Overlay: Historic (/H)	

<p>ITEM #3 – Design Review</p> <p><u>REQUEST:</u> Consideration of design review for a vacation rental and office building.</p> <p><u>Applicant:</u> William Welch</p> <p>Staff: Wendy Atkins</p>	<p><u>Project Location:</u> 20079 Broadway</p> <p><u>General Plan Designation:</u> Mixed Use (MU)</p> <p><u>Zoning:</u> <u>Planning Area:</u> Broadway Corridor <u>Base:</u> Mixed Use (MX) <u>Overlay:</u> Historic (/H)</p>	<p><u>RECOMMENDED ACTION:</u> Commission discretion.</p> <p><u>CEQA Status:</u> Categorically Exempt</p>
<p>ITEM #4 – Design Review</p> <p><u>REQUEST:</u> Consideration of design review for proposed alterations to a residence.</p> <p><u>Applicant:</u> Chad Overway</p> <p>Staff: Wendy Atkins</p>	<p><u>Project Location:</u> 116 Chase Street</p> <p><u>General Plan Designation:</u> Low Density Residential (LR)</p> <p><u>Zoning:</u> <u>Planning Area:</u> Central-East Area</p> <p><u>Base:</u> Low Density Residential (R-L) <u>Overlay:</u> Historic (/H)</p>	<p><u>RECOMMENDED ACTION:</u> Commission discretion.</p> <p><u>CEQA Status:</u> Categorically Exempt</p>
<p>ITEM #5 – Design Review</p> <p><u>REQUEST:</u> Consideration of building elevation details, exterior colors and materials, landscaping, and lighting for an 18-unit Planned Development.</p> <p><u>Applicant:</u> Ledson Development</p> <p>Staff: Rob Gjestland</p>	<p><u>Project Location:</u> 821-845 West Spain Street</p> <p><u>General Plan Designation:</u> Medium Density Residential (MR)</p> <p><u>Zoning:</u> <u>Planning Area:</u> Northwest Area</p> <p><u>Base:</u> Medium Density Residential (R-M) <u>Overlay:</u> None</p>	<p><u>RECOMMENDED ACTION:</u> Commission discretion.</p> <p><u>CEQA Status:</u> Categorically Exempt</p>
<p>ITEM #6 – Design Review</p> <p><u>REQUEST:</u> Consideration of building elevation details, exterior color and materials, and outdoor lighting for a mixed-use building (CocoaPlanet).</p> <p><u>Applicant:</u> Anne and Jeff McKibben</p> <p>Staff: Wendy Atkins</p>	<p><u>Project Location:</u> 921 Broadway</p> <p><u>General Plan Designation:</u> Mixed Use (MU)</p> <p><u>Zoning:</u> <u>Planning Area:</u> Broadway Corridor</p> <p><u>Base:</u> Mixed Use (MX) <u>Overlay:</u> Historic (/H)</p>	<p><u>RECOMMENDED ACTION:</u> Commission discretion.</p> <p><u>CEQA Status:</u> Categorically Exempt</p>
<p>ITEM #7 – Discussion Item</p> <p><u>ISSUE:</u> Discussion and review of sign regulations related to portable freestanding signs.</p> <p><u>Staff:</u> Wendy Atkins</p>	<p><u>RECOMMENDED ACTION:</u> Discuss and provide direction.</p>	

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

COMMENTS FROM THE AUDIENCE

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on January 16, 2015.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

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

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

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

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



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

DRHPC Agenda Item: 1
Meeting Date: 01/20/14

Applicant	Project Location
Codi Binkley/B&V Whiskey Bar & Grille	400 First Street East

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)
(Year build 1910)

Request

Consideration of sign review for a restaurant (B&V Whiskey Bar & Grille).

Summary

Background: On January 15, 2013, the Design Review Commission considered and approved a wall sign and eleven lettering signs on the awnings along First Street East and East Spain Street.

Sign Review: At this time the applicant is proposing to replace an existing wall sign on the building and install a new menu display sign on the west facing elevation of the building.

Illuminated Wall Sign: The existing wall sign language (above the front entrance of the building) is proposed to be modified from “Burgers & Vine” to “B&V Whiskey Bar & Grille At the Historic Sonoma Creamery”. The proposed sign size is ±18 square feet in area (101.25 inches wide by 25.5 inches tall). It is unclear to staff if the applicant is proposing new sign material or if the new language is proposed on the existing sign face. It is also unclear to staff as to the font type and size for the proposed sign. The DRHPC should determine the sign material and font size and type and include this information in any motions made related to the application. It is also unclear to staff how the sign will be illuminated. It should be noted that the existing sign illumination (in the form of three 50 watt halogen narrow beam focus light bulbs) was approved by the Design Review Commission in 2013. The applicant is proposing to illuminate the sign from 5 p.m. to 10 p.m. Normal business hours are from 12 p.m. to 1 a.m. daily. The DRHPC should determine the form of illumination and include the form and the hours of illumination allowed in any motions related to the application.

Illuminated Menu Wall Sign: The applicant is proposing a new wall sign, which would be located on First Street West (between the front door and windows). The proposed sign is ±9.3 square feet in area (54 inches wide by 21 inches tall). It is unclear to staff as to the proposed material that would be used to enclose the menu itself. The DRHPC should determine the sign material and include it in any motions made related to the application. Illumination is proposed in the form of silver ultra-thin string lights (see attached manufacturer information) on the top portion of the sign. The applicant is proposing to illuminate the sign from 5 p.m. to 10 p.m. Normal business hours are from 12 p.m. to 1 a.m. daily.

Wall Sign Regulations (§18.20.180): Wall signs projecting over the property line, including a light box or other part thereof, shall not exceed a thickness of 12 inches. The proposal is consistent with this requirement.

Aggregate Sign Area: Based on the property’s frontage on First Street West (48 feet), and secondary frontage on East Spain Street (80 feet) the maximum aggregate sign area allowed for the parcel is 41.2 square feet. The total aggregate sign area for the property would be ±45.2 square feet, including the two wall signs (27.3 square feet of aggregate sign area) and the awning signs (17.9 square feet of aggregate sign area). The proposal is not consistent with this requirement. The applicant is requesting a variance from this requirement.

Size Limitations: No sign shall exceed 48 square feet in total area (§18.16.022). The proposal is consistent with this requirement in the wall sign would have an area of 18 square feet and the menu wall sign would have an area of 9.3 square feet.

Number of Signs: A maximum of two signs are normally permitted for any one business (§18.16.010). The proposal is not consistent with this requirement in that three signs are proposed for the business. The applicant is requesting a variance from

this requirement.

Variances: As noted above, the proposed wall signs would exceed the allowable aggregate sign area and exceed the number of sign normally allowed. The DRHPC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

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

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

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or Modifications

Attachments

1. *Project narrative*

2. *Historic Resources Inventory*
3. *Picture*
4. *Lighting manufacturer information*
5. *Sign drawings*
6. *Example menu*

cc: Codi Binkley
400 First Street East
Sonoma, CA 95476

400 First Street LLC
PO Box AA
Sonoma, CA 95476-1219

Mary Martinez, via will call at City Hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Burger & Vine will be changing the name to B&V Whiskey Bar and Grill. The reasoning behind this is because lunch is doing great and we want to showcase Carlo Cavallo cooking at night to upscale the food items. We at B&V have noticed that most people don't want to bring their date to a burger joint in the wine country.

1. Both signage lights will be on from 5pm to 10pm
2. Sample menu
3. Light specs
4. Picture of building and signage placement

JAN 07 2015

HISTORIC RESOURCES INVENTORY

(State use only)

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

IDENTIFICATION

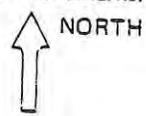
1. Common name: Old Sonoma Creamery
2. Historic name, if known: Vella's Cheese
3. Street or rural address: 400 First St. East
 City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Lonny & Mary Lou Dunlap Address: 631 Este Madera
 City: Sonoma ZIP: 95476 Ownership is: Public Private
5. Present Use: Delicatessen/Ice Cream Parlor Original Use: Cheese Factory
 Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This Mission Revival Style, single story building is situated at the northeast corner of the Plaza, across from the Mission. It appears to have a false front across the top with false arched, clerestory windows. Exterior is plastered concrete, with tile roof. At the roof line there are curvilinear gables with round windows. First floor has arched windows. Entrance is diagonally across front. It has many unique details, including a mansard type roof of main structure, and porch windows.

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



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

See City Map Area 10

8. Approximate property size:
 Lot size (in feet) Frontage 45 - 1st St. E.
 Depth 80 - E. Spain St.
 or approx. acreage _____

9. Condition: (check one)
- a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)
- a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:
- a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): Oct. 1978

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

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction @1926 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

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

A creamery was started in 1918 in a smaller building next door. The Vella family built this creamery in 1926.

The building, situated on a prominent corner, has many unique architectural features and is the only building like this on the Plaza.

Joseph Vella was born June 25, 1889, in Italy. After arriving in San Francisco, he served as a bus boy at the Fairmont Hotel. He later worked at the Larne Hotel and then became associated with the Monotti-Larmer Company, a wholesale produce business. A customer, the Mission Creamery, in Sonoma, was a small but progressive business. In 1915 he took over as part-time keeper and bought a small interest in it. In December, 1915, he moved to Sonoma and took charge of the cheese manufacturing plant. It became a prosperous business with shipments to the East Coast. In the late 1920's this corner was purchased and the building erected and the business expanded to include the manufacturing of ice cream. The building, situated on a prominent corner, has many unique architectural features & is the only building of its kind on the Plaza.

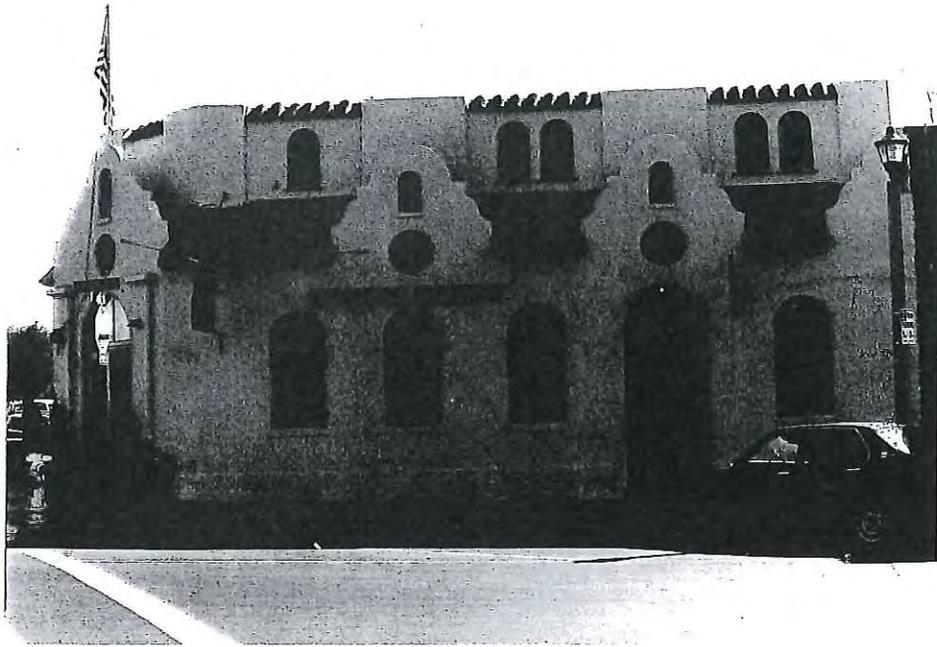
21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

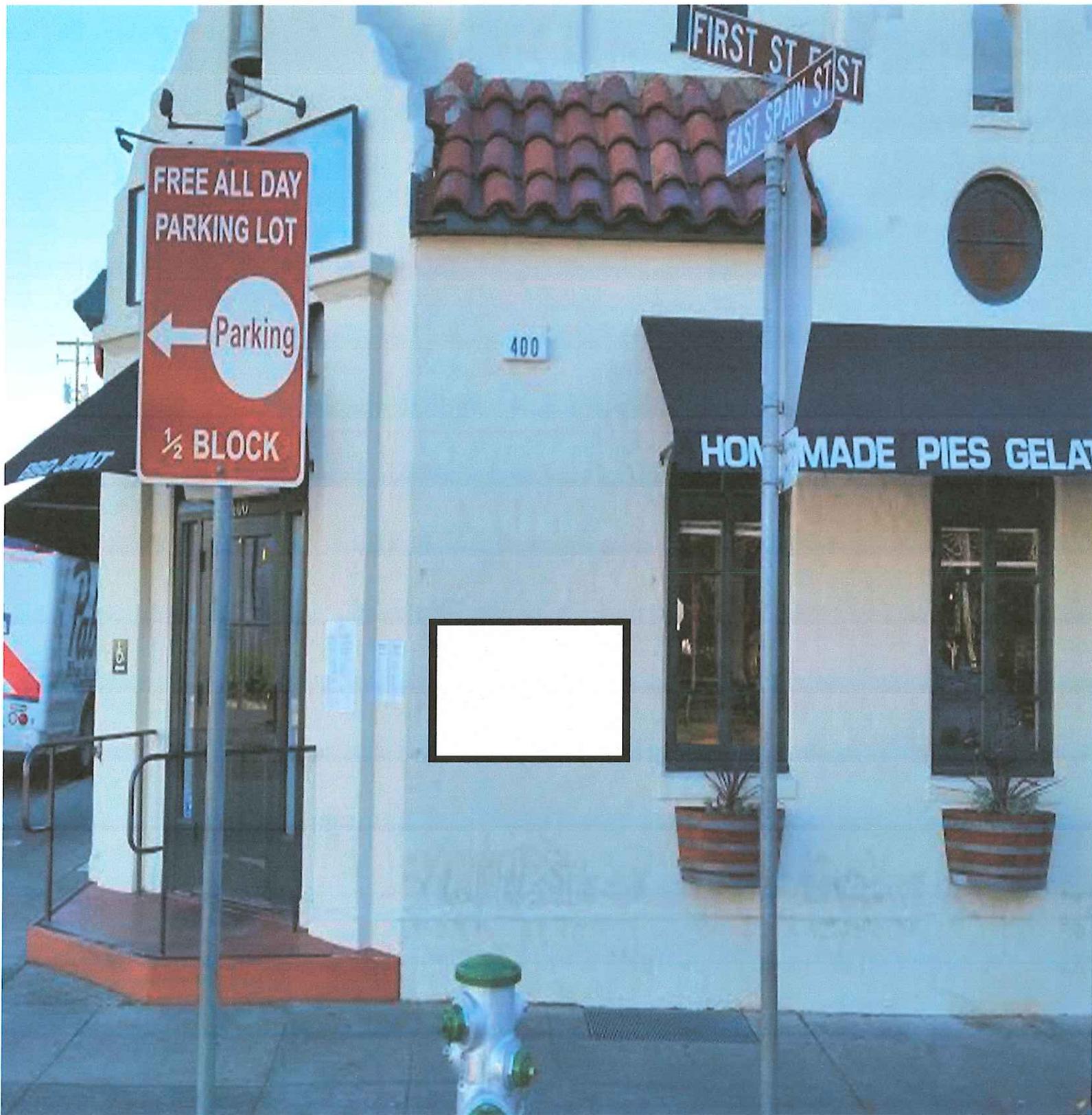
22. Sources: List books, documents, surveys, personal interviews, and their dates:

History of Sonoma County, Finley, 1937
August Pinelli

23. Date form prepared: 1/19/79 By (name): Johanna Patri
Address: 621 Napa Rd. City Sonoma ZIP: 95476
Phone: 996-6412 Organization: Sonoma League for Historic Pres.

(State Use Only)





JAN 07 2015

Rtgs Micro LED 60 Super Bright Cold White Color Indoor and Outdoor String Lights Battery Operated on 20 Ft Long Silver Color Ultra Thin String Wire with Timer [NEWEST VERSION] + 100% RTGS Products Satisfaction Guarantee

by [RTGS Products](#)

[145 customer reviews](#) | [13 answered questions](#)

Price: **\$10.95** & **FREE Shipping** on orders over \$35. [Details](#)

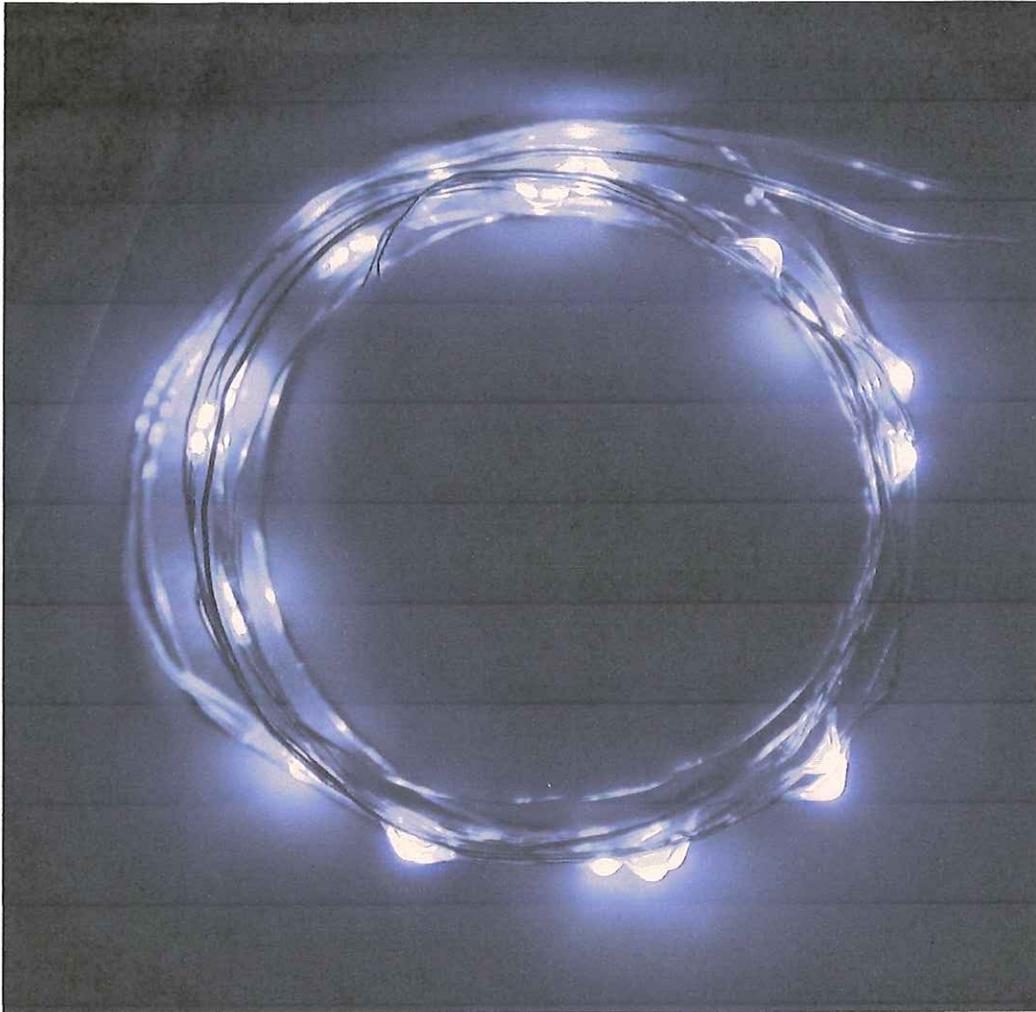
In Stock.

Sold by [RTGS Products](#). and [Fulfilled by Amazon](#). Gift-wrap available.

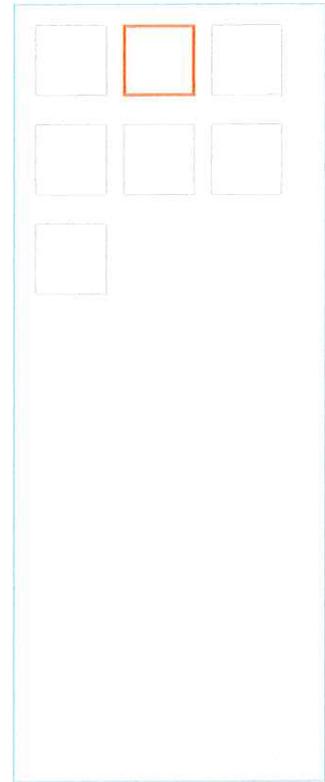
Want it tomorrow, Jan. 8? Order within **5 hrs 38 mins** and choose **One-Day Shipping** at checkout. [Details](#)

- 60 Super Bright Cold White Color LED Lights on 20 Feet Long Ultra Thin Silver Wire with 4 Inches Distance Between LED Bulbs and 20 Inches Clear Cable Between Wire and Battery Box. TOTAL STRING LENGHT OVER 21 FEET !!!
- Lights Have Over 20 Years of Life Span and Use Fraction of Energy Needed by Regular Light Strings. They are also much brighter than Stary Lights or Fairy Lights.
- Ultra Thin, Bendable but Sturdy Wire with LED Lights is Totally Submersible but NOT BATTERY BOX!!!
- Newest Indoor and Outdoor Weatherproof Black Battery Box with ON / TIMER / OFF Feature that is Easy to Hide and Requires 6 AA Batteries (Not Included). It Has Locking Clips (NO MORE SCREWS!!!) to Easy Open and Close the Box.
- We offer 100% RTGS Products Satisfaction Guarantee and 2 Years Warranty.

JAN 07 2015



Rtgs Micro LED 60 Super Bright Cold White...



Price for both: **\$23.90**

[Show availability and shipping details](#)

- This item:** Rtgs Micro LED 60 Super Bright Cold White Color Indoor and Outdoor String Lights Battery Operated on 20 ... **\$10.95**
- Rtgs Micro LED 60 Super Bright Warm White Color Indoor and Outdoor String Lights Battery Operated on 20 ...** **\$12.95**

Customers Who Bought This Item Also Bought



Rtgs Micro LED 30 Super Bright Cold White Color Indoor and Outdoor String Lights Battery...

34

\$7.95



Rtgs Micro LED 60 Super Bright Warm White Color Indoor and Outdoor String Lights Battery...

242

\$12.95



Rtgs Micro LED 20 Super Bright Cold White Color Lights Battery Operated on 7.5 Ft Long Silver...

441

\$6.25



Rtgs Micro LED 20 Super Bright Red Color Lights Battery Operated on 7' with 4" spacing Long...

164

\$6.25



Rtgs Micro LED 60 Super Bright Warm White Color Indoor and Outdoor String Lights Battery...

55

\$10.95



Rtgs Micro LED 20 Super Bright Blue Color Lights Battery Operated on 7.5 Ft Long Silver Color...

309

\$6.25

Sponsored Products Related To This Item (What's this?)



FLAMELESS LED TEA LIGHTS - 24 Yellow Flickering Flameless LED Battery Po...



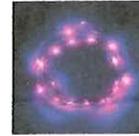
Lightshare™ NEW 24Inch 25LED Twins Palm Tree Bonsai, Green Light, Ba... \$29.99



Lightshare™ NEW 24Inch 12LED Rose Branch Light, Warm White Light, Ti...



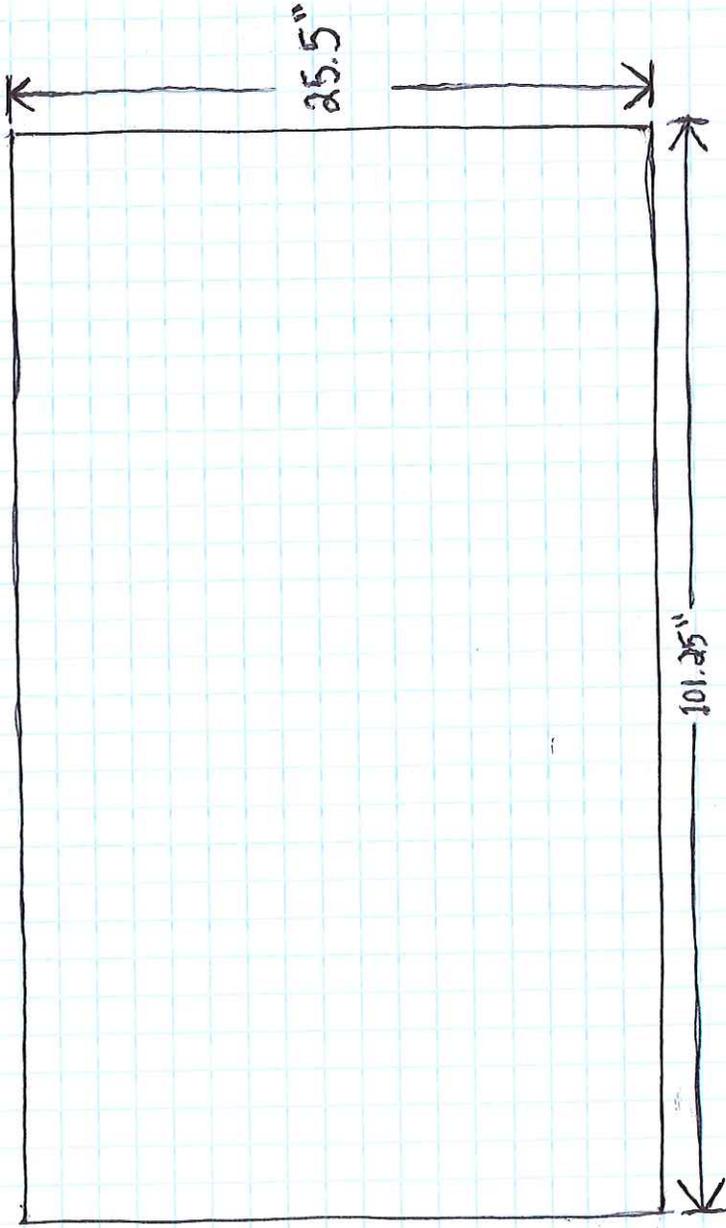
Lightshare™ NEW 24Inch 10LED Flower Branch Light, Warm White Light, ... (2)



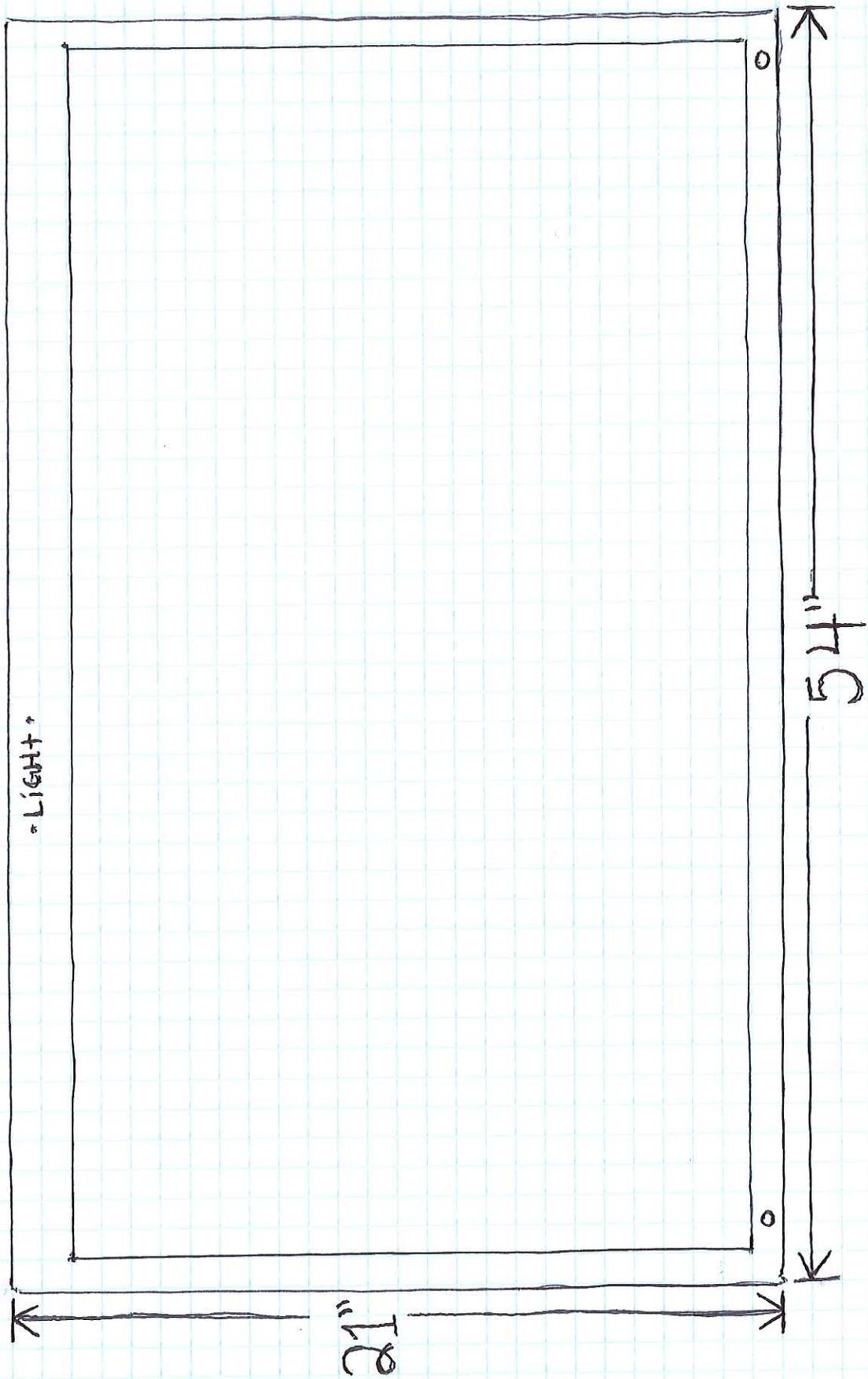
SUPERNIGHT (TM) 7ft/2m 20 LEDs Purple Potted plants Copper LED Strings A...

JAN 07 2015

NEW SIGN



B & V Whiskey Bar & Grille
At the Historic Sonoma Creamery





Sparkling Wines

Gloria Ferrer - Blanc de Noir (Sonoma)	9 gls	36 btl
Vovetti – Prosecco (Italy)	7 gls	28 btl

Rosé

2013 Wines Gone Wild- Rose (Sonoma Mountain)	6 gls	24 btl
2013 Mora Estate – Rose (Sonoma County)	10 gls	40 btl

White Wine

2012 Benziger - Sauvignon Blanc (North Coast)	6 gls	24 btl
2011 Clarbec - Pinot Gris (Sonoma Valley)	7 gls	28 btl
2011 Buena Vista - Chardonnay (Sonoma Valley)	8 gls	32 btl
2013 Imagery- Viognier (Russian River)	10 gls	40 btl
2012 Barbed Oak Vineyard - Chardonnay (Bennett Valley)	48 btl	
2012 Ca' Momi - Blanco Di Napa White blend (Napa)	32 btl	
2010 Victor Hill - Belle de Blanc (Sonoma Valley)	40 btl	
2012 Hanzell - Sebella - Chardonnay (Sonoma Valley)	65 btl	
2010 Hanzell - Chardonnay (Sonoma Valley)	80 btl	

Red Wine

2012 Sebastiani - Pinot Noir (Sonoma Coast)	8 gls	32 btl
2010 Haraszthy - Old vine Zinfandel (Lodi)	7 gls	28 btl
2010 Pangloss – Red Blend (Sonoma County)	7 gls	28 btl
2008 Clarbec - Cabernet Sauvignon (Sonoma)	10 gls	40 btl
2011 Mayo - Meritage (Sonoma Valley)	10 gls	40 btl
2008 Estraie - Red Blend (Sonoma County)	24 btl	
2011 Highway 12 - Red Blend (Sonoma Valley)	32 btl	
2011 Mayo - Merlot (Sonoma Valley)	40 btl	
2005 Berthoud -Red Blend ursus minor (Sonoma)	40 btl	
2012 Buena Vista - "The Count" Red Blend (Sonoma)	40 btl	
2009 Mayo - Old Vine Zinfandel (Russian River)	50 btl	
2011 Sojourn - Cabernet Sauvignon (Sonoma Valley)	70 btl	

(Corkage Fee \$15)

Non- Alcoholic Beverages

Soft Drinks	3
Coke, Diet Coke, Sprite, Ginger ale, Orange Fanta	
Sprechers Root Beer	4
Cock 'N Bull Ginger Beer	4
Juice	4
Apple, Orange, Pineapple, Cranberry, Tomato, Lemonade, Arnold Palmer	
Milk	4
Mighty Leaf Tea	3
Hot, Iced	
Lavazza Coffee	3
Hot, Iced	
Lavazza Espresso	4

Draft Beers

B&V Red Wench	5
(B&V Pirate Brew Co, Sonoma, CA.) 6%	
Sudwerk Dry Hop Lager	5
(Sudwerk Brew Co, Davis, CA.) 5%	
Black Robusto Porter	6
(Drake's Brew Co. San Leandro, CA.) 6.3%	
Racer 5	5
(Bear Republic Brew Co, Healdsburg, CA.) 7.5%	
Coors Light	4
(Coors Brew Co, Golden, CO.) 4.2%	
Chimay Triple (white) Ale	8
(Bieres de Chimay Brew Co, Belgium) 8%	
Mission Blonde	5
(San Diego, CA) 5.0%	
Stone IPA	6
(Stone Brew CO, San Diego, CA) 6.9%	
Lagunitas Pilsner	5
(Lagunitas Brew Co, Petaluma, CA.) 6%	
Stella Apple Cidre	5
(Stella Artois Brew Co. Leuven, Belgium.) 4.5%	
Tricerahops Double IPA	6
(Ninkasi Brew Co, Eugene, OR.) 8%	
Modelo Especial	4
(Modelo brew co. MX.) 4.5%	
Guinness Blonde Ale	6
(Guinness Beer Co, Latrobe, PA.) 5.2%	

Bottled Beer

Stone Smoked Porter 5.9%	22 oz.	10
Arrogant Bastard Ale 7.2%	22 oz.	12
FSW Velvet Merkin (Oatmeal Stout) 8.5%	22 oz.	20
Chimay Ale (Peres Trappistes) 7%	11.2 oz.	7
St. Peters (gluten free)	16.9 oz.	7
Anchor Steam		5
Stella Artois		5
Ace Pear Cider		5
Guinness		6
Sierra Nevada		5
Pabst Blue Ribbon		3
Omission IPA (gluten free)		4
Estrella (gluten free)		4
Budweiser		4
Bud Light		4
Corona		4
Heineken		4
Bitburger N/A		4
Miller Lite		4

Beer Flights

IPA Flight	7
Stone IPA	
Racer 5 IPA	
Tricerahops Double IPA	
Fall Flight	7
Lagunitas Pilsner	
Sudwerk Dry Hop Lager	
Black Robusto Porter	



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

**DRHPC Agenda
Item: 2**

Meeting Date: 01/20/15

Applicant

Treg Finney

Project Location

405 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: 1843
-

Request

Consideration of a trash enclosure area for a restaurant (El Dorado Kitchen) located at 405 First Street West.

Summary

Background: At the December, 17, 2014, Design Review and Historic Preservation Commission (DRHPC) meeting the DRHPC continued the review of a trash enclosure area for the El Dorado Kitchen and recommended that the applicant present additional options to the DRHPC including an option of a steel frame with wood slates (see attached draft minutes).

At this time the applicant is proposing a revised trash enclosure area, which would involve the following: 1) removing the existing damaged wooden/lattice fence; 2) removing the broken concrete pad and replacing it with a new smooth concrete pour; and, 3) flanking the sides of the enclosure with a cinder block fence and facing it with a rolling gate to conceal the garbage area. The rolling gate would include mounting brackets at the top of the gate, a steel frame, and a wooden plank fence material that would match the existing fence design. The gate portion of the enclosure is proposed to be 6 feet tall by 21.6 feet long (see attached sample image). The applicant is proposing to paint the gate the same color as the existing fencing, which is a golden yellow color.

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, 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).
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
8. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

Other permits required: In addition to the requirements of this title, all signs and building improvements shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Lisa Sevilla at (707) 933-2205 for information regarding City Encroachment Permits.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or Modifications

Attachments

1. *Project narrative*
2. *Pictures*
3. *Historic Resources Inventory*
4. *Draft minutes from the December 17, 2014 DRHPC meeting*

cc: Treg Finney
405 First Street West
Sonoma, CA 95476

E D I Associates
835 5th Avenue
San Rafael, CA 94901

Mary Martinez, via will call at City Hall

Patricia Cullinan, via email

Yvonne Bowers, via email

SLHP Historic Survey, via email

January 7th, 2015

El Dorado Hotel & Kitchen
405 1st Street West
Sonoma, CA 95476

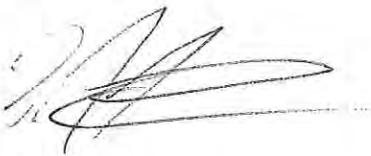
Subject: Rebuilding of our garbage area on Church Street

The El Dorado Hotel & Kitchen is requesting the right to re-design/build our garbage area located on our property on Church Street. The plan is to remove the existing damaged wooden/lattice fence and broken up concrete pad and replace it with a new smooth concrete pour, flanking the sides with a cinder block fence and facing it with a rolling gate to conceal the garbage area.

Doing so will help resolve a lot of issues we have been having with noise, safety and cleanliness. Our dumpsters weigh 550 pounds empty and the garbage company has to drag them out into the street over the broken up existing concrete pad, roll them down the curb into Church Street in order to empty them and then move them back. We have had garbage company employees hurt themselves by having to do this. Additionally, this all makes a great deal of noise early in the morning that affects our neighbors and hotel guests alike. It will make it easier for us to keep the area clean, as well as being able to put our glass recycling under lock and key preventing late night scavengers from raiding our recycling bins.

At the last Design & Review meeting there were concerns expressed about the look of the rolling gate. We initially proposed having a rolling chain link gate with wooden slants installed in it to hide/conceal the view of the garbage area. After looking at different options we've decided to stick with the rolling gate proposal with mounting brackets at the top (we cannot do a rolling track on the bottom because the dumpsters constant removal and replacement will destroy it over time and make a lot of noise). Instead of a chain link style fence we'd like to propose that we have a steel frame fabricated with wheels on the bottom that we can then mount a wooden plank fence that matches the existing fence design around the property minus the lattice (painted the same color that is already on our current fencing). We've submitted some sample images of what the gate would look like and mounts as well as an image of our existing property fence design (which is what would be mounted on the frame). From the street you would only be able to see the wooden fence not the metal frame behind it.

Thank you for your consideration of this design and if you have questions, please do not hesitate to contact me.



Treg Finney
Operations Manager Moana Restaurant Group
707-337-4030
tfinney@moanarestaurantgroup.com

EL DORADO
HOTEL &
KITCHEN

P 707.996.3030 F 707.996.3148
EL DORADO SONOMA.COM

405 FIRST STREET WEST SONOMA CA 95476

JAN 07 2015

Sample image of rolling gate.



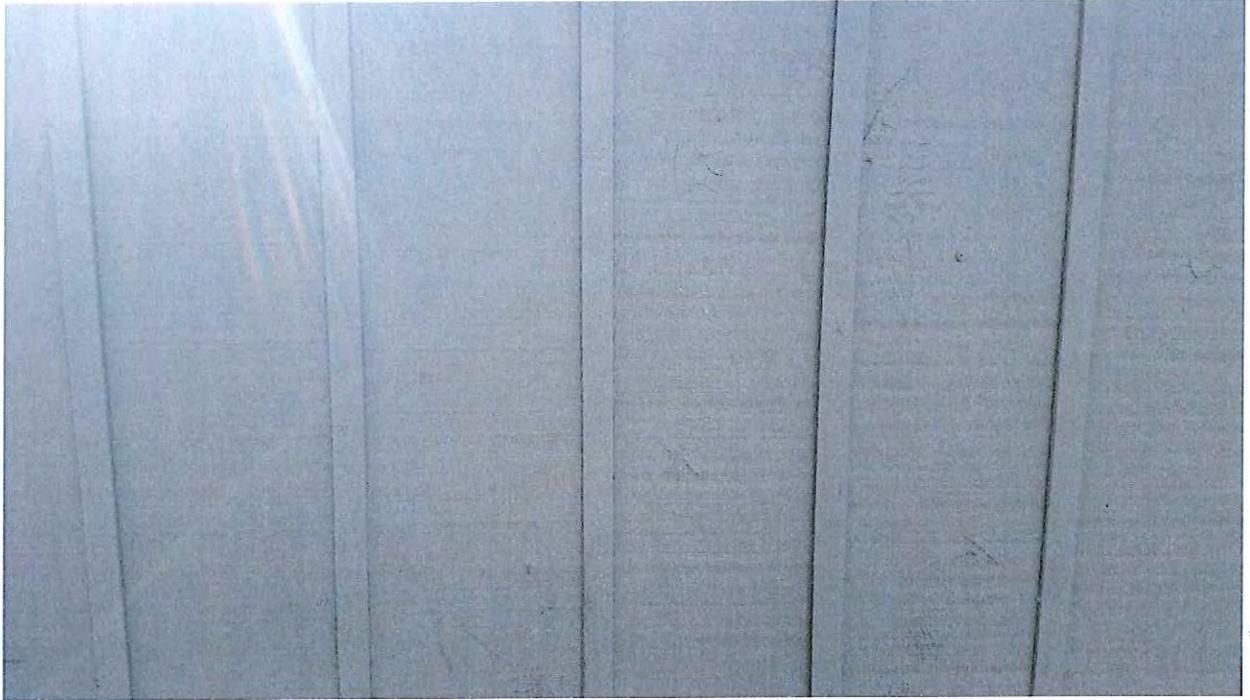
Sample image of back side of rolling gate frame.



Sample image of mounting brackets and rolling gate



Proposed Gate Skin (This is a picture of the actual fence design currently on the property)



HISTORIC RESOURCES INVENTORY

(State use only)

Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 4 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

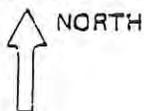
1. Common name: El Dorado Hotel
2. Historic name, if known: Site of North End of Salvadore Vallejo Home
3. Street or rural address 405 1st St. W.
 City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Louisa Merlo Address: 405 1st St. W.
 City: Sonoma ZIP: 95476 Ownership is: Public Private
5. Present Use: _____ Original Use: _____
 Other past uses: Boarding School

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Situated on the North West corner of 1st St. West facing the Plaza, the site of this two story plain facade stucco building was originally the Northern end of the Salvadore Vallejo adobe built in 1845. This north end of the adobe in 1849 became the El Dorado Hotel. The wooden second floor and upstairs balcony was added in 1858. It repeated the gabled roof of the south end of the structure which is still existing. Behind the gabled roof stucco front section is a long two story wing with brick foundation, large glass windows, an overhanging roof forming an open balcony with stick style posts and wood railing. The north end was destroyed in 1906 earthquake, and has been completely rebuilt.

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



See City Map - Area 10

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

8. Approximate property size:

Lot size (in feet) Frontage 84 1st St. W.
 Depth 210 W. Spain
 or approx. acreage _____

9. Condition: (check one)

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

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

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

12. Threats to site:

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

13. Date(s) of enclosed photograph(s): Jan. 1978

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

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction @1906. This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

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

On this site formerly stood the one story, adobe El Dorado Hotel run by Pearce and Randolph. ¹⁸⁶³ Second ¹⁸⁶³ story later added was occupied by Cumberland Presbyterian College 1858-64. Building was purchased by the Cumberland Presbyterian Church which opened the Cumberland College here in 1858 where leading families of the Valley and Northern California sent their children. Presbyterian Church services were held on Sundays (Smilie). The site is important having originally been the location of the north end of the Salvadore Vallejo adobe.* The scale of the present building, although lacking details is in keeping with the remainder adobe structure.

*It was destroyed in 1906 and was rebuilt as the El Dorado Hotel

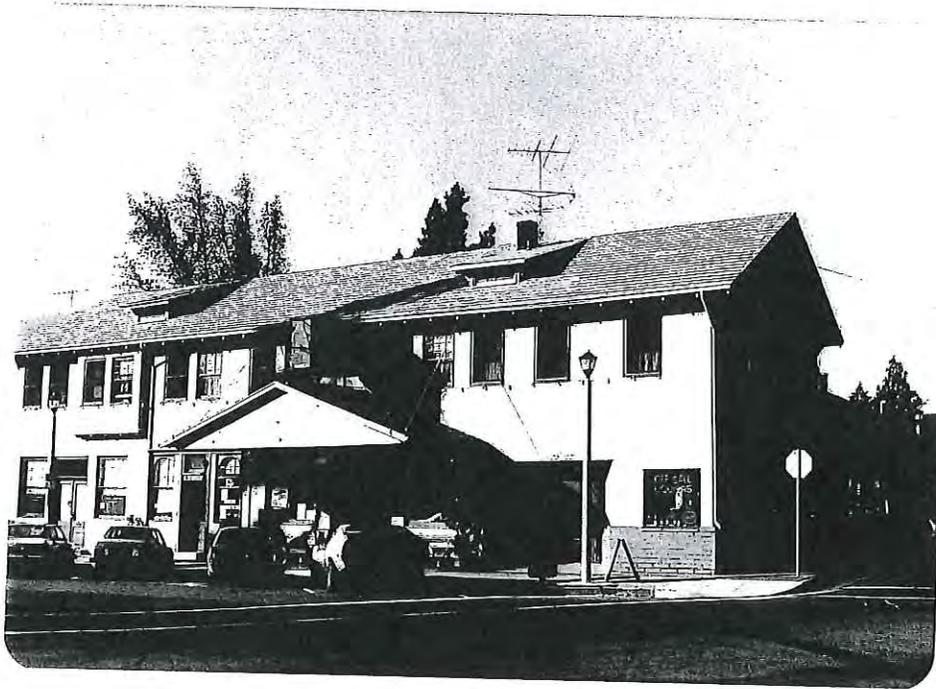
21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

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

Here Lived the Californians - Oscar Lewis, 1957
Saga of Sonoma

23. Date form prepared: 12/29/78 By (name): Johanna M. Patri
Address: 621 Napa Rd. City Sonoma ZIP: 95476
Phone: 996-6412 Organization: Sonoma League for Historic Preservation

(State Use Only)



Associate Planner Atkins presented staff's report.

Chair Barnett opened the item to public comment.

Chair Barnett inquired as to why the proposal is being required for review. Staff responded because it is considered an exterior modification since the fountains are viewed from the public right-of-way.

Lori Cagwin, applicant, stated that the property owner is flexible and will consider any recommendations made by the Commissioners.

Comm. Randolph confirmed that the landscape plan included the planting of three trees.

Comm. McDonald suggested an increase to the hedge height for maximum privacy for hotel guests since there are no additional regulations since it is a commercial property not residential.

Comm. Randolph concurred that a higher hedge would complement the outdoor courtyard space.

Chair Barnett closed the item to public comment.

Comm. McDonald made a motion to approve three new fountains for a convention center as submitted with the suggestion that the hedge be encouraged to grow in order to screen the fountains. Comm. Randolph seconded. The motion carried unanimously.

Item # 4- Applicant: Consideration of a trash enclosure area for a restaurant (El Dorado Kitchen) at 405 First Street West.

Associate Planner Atkins presented staff's report.

Chair Barnett opened the item to public comment.

Treg Finney, General Manager, has worked with Sonoma Garbage to resolve pick up issues associated with the current location. The neighboring residential rental and some hotel guests are bothered by noise from the garbage pickups. He proposed a new concrete at the curb level to improve the access to the trash enclosure area.

Chair Barnett confirmed with the applicant that a cinder block wall would be adjacent to the building and would help with the noise.

Comm. McDonald asked the applicant if he had explored any other alternatives for the door besides a chain link fence with wood slats (i.e. something more compatible with the fence surrounding the pool and the entire property). The applicant responded that the weight is a problem in developing a design for the gate.

Comm. Johnson confirmed that the gate would be placed on wheels.

Chair Barnett closed the item to public comment.

Comm. Anderson is of the opinion that this is an improvement in light of the recent intensification of uses in the area. He recommended lining the inside of the masonry with a removable and replaceable 2 x 12 to cut down on the noise and definitely cut down on the repair and maintenance costs otherwise that metal box shaves the concrete away to vertebral collapse.

Comm. Johnson agreed that leveling the grade will make it easier and quilter to remove the containers.

Comm. McDonald, neighbor, felt the proposal is a "stark contrast" and distraction from the neighboring Historic adobe. He recommended that the gate be more reflective of the wood and fencing that screens the courtyard and the swimming pool from the street instead of a chain link fence with wood slats. Wooden barn doors could be a a solution and can be put on a metal track system.

Comms. Randolph and Chair Barnett appreciated Comm. McDonald's comments and felt a solution could be met.

Mr. Finney, preferred sliding barn doors to enclose the garbage containers yet in his view a fence is more practical since a power pole interferes with the plan. He said he would consider three sliding barn doors. The property owner is open to suggestions.

Comm. McDonald encouraged the applicant consider an enclosure structure with a three-panel sliding system or an accordion style door with a track on the bottom and a track on the top and a locking mechanism because of the long width of the area. He also suggested Mr. Finney work with City to expand the curb cut to allow for a larger opening. In addition, he suggested the applicant look at other municipalities' trash enclosure guidelines for trash enclosure areas for design ideas.

Comm. Anderson suggested a solution might be to use steel caster rollers with wood slates for consistency.

Comm. McDonald made a motion to continue the item to a future meeting so more options could be presented such as using steel frames. Comm. Anderson seconded. The motion was unanimously approved.

Item # 5- Consideration of building elevations, exterior colors, materials, and lighting for an 11-unit apartment development (Rabbitt Apartments) at 840 West Napa Street.

Applicant: Victor Conforti, Architect

Associate Planner Atkins presented staff's report.

Chair Barnett opened the item to public comment.

Vic Conforti, project architect, reviewed the proposal. He explained that this rental project will help fulfill a lack of affordable rental units in Sonoma.

Chair Barnett confirmed with Mr. Conforti that the neighbors on either side of the project were consulted and in general supported the access points to the development.



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

DRHPC Agenda Item: 3
Meeting Date: 1/20/15

Applicant	Project Location
William Welch	20079 Broadway

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)
(Year build 1949)

Request

Consideration of design review for a vacation rental and office building.

Background

On February 14, 2013, the Planning Commission considered and approved an application for a Use Permit to convert a commercial building into a two-bedroom vacation rental including a 350 square-foot addition at the rear of the building.

On March 26, 2013, the Design Review Commission (DRC) considered and approved design review for a vacation rental.

On September 26, 2014, the Planning Director administratively approved the conversion of the unit to a one-bedroom vacation rental unit including 900 square feet of office use.

Summary

At this time the applicant is proposing to remodel the exterior façade of the building to accommodate a vacation rental use and an office use. The proposal is similar to what the DRC approved in 2013, with the addition of an entry door and revised windows.

Design Review: The applicants are proposing to redesign the front façade to feature a recessed entry. In addition, the windows are proposed to be raised from the ground level to provide privacy while still providing light and a view to the interior of the loft. The exterior finish materials are proposed to be a cement plaster wall finish, clear gazed aluminum store front windows, and a group off freestanding planters at the base. The doors are proposed to be solid wood plank style with obscure glass sidelights.

Paint color: The applicant is proposing to paint the main body of the structure Benjamin Moore dry sage (2142-40), the area below the windows would be painted Benjamin Moore topaz (070), and the entry door elements would be painted Benjamin Moore eggplant (1379) (see attached color brush samples).

Windows and doors: The applicant is proposing to replace the existing windows with Ultra Series Windows (see attached specification sheets) and doors with Rogue Valley Doors (see attached specification sheets).

Lighting: Outdoor lighting is proposed in the recessed entry. Two H4 LED adjustable square gimbals are proposed (see attached specification sheets). The applicant has indicated the proposed hours of illumination for all of the gimbals would be from sunset to 1 a.m. and the normal operating hours for the business are 24-hours per day.

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, 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).
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
8. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

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

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

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or Modifications

Attachments

1. *Project narrative*
2. *Correspondence*
3. *Site plan and elevations*
4. *Exterior paint color options(new exterior paint)*
5. *Lighting specification sheets*
6. *Doors and windows specification sheets*

cc: William Welch
19465 Arnold Drive
Sonoma, CA 95476-6325

RECEIVED

DEC 19 2014

CITY OF SONOMA

City of Sonoma
Planning Dept.
12/16/14

Re: 20079 Broadway
Sonoma, CA
APN 128 083 009
Commercial/Mixed use

To whom it may concern,

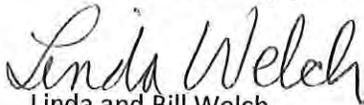
We have recently purchased the above named property, with the intention of using the approved plans and existing vacation rental permit, which are already in place. Original building plans by local architect Marcus and Willers are for a 1492 sq. ft unit with 2 bedrooms and back courtyard.

Our intention is to reduce the size of the footprint and create a separate office rental and a one bedroom vacation rental. This will downsize the original building plans by approximately 351 Sq ft. Revisions will be prepared by Fred O'Donnell of FIGO Construction Design. Revisions will include a two door entrance instead of the original one door and reduction of sq. footage.

We are considering moving our Northern Lights Electrical business office to this location. We are long time Sonoma residents and property owners operating Northern Lights Electric for over 40 years. In addition, we feel there is a definite need for vacation rentals with this property located in Sonoma's gateway corridor just blocks from the plaza. Our vacation rental would also promote our neighbors Bike Shop whenever possible. Please note there is an existing vacation rental next door owned and operated by Boden Plumbing who also has his office in the same location.

We look forward to a positive response and consideration by the City of Sonoma Planning Department enabling us to move forward.

Sincerely,



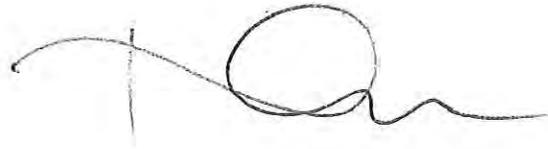
Linda and Bill Welch
19465 Arnold Dr.
Sonoma, CA.95476
707-996-5924 office
707-775-7117 Cell

Message body

12/19/14

Page 1 of 1

I run Boden plumbing our office is right next to the project at 20079 and we have no problem with the project going forward. We have an office and a vacation rental and see no reason why mr. welch can't have the same.

A handwritten signature in black ink, appearing to be 'T. A.', written in a cursive style.

WELCH BUILDING - PROPOSED VACATION RENTAL & OFFICE

20079 BROADWAY

A.P. # 128-083-009

SONOMA, CALIFORNIA

Zoning:

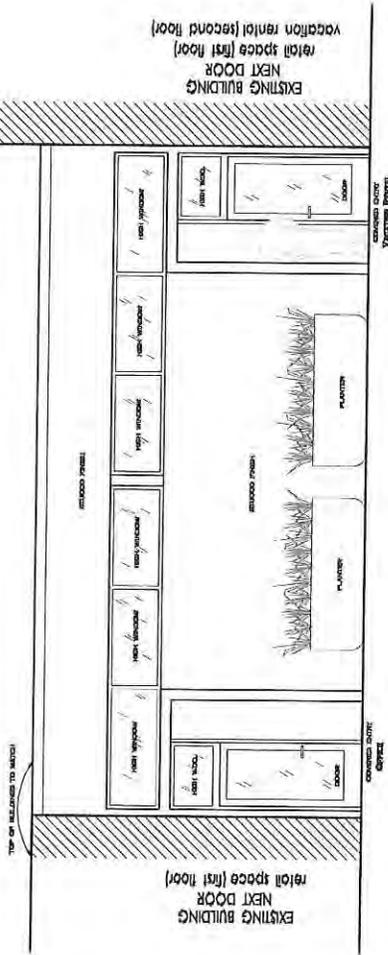
INDUSTRY CORP/2 (MIXED USE)	361 SQ. FT.
OFFICE - ALTERNATE (OFFICE)	739 SQ. FT.
EA3 - ONE ALTERNATE (OFFICE)	1,101 SQ. FT.
COVERED SPACE	83 SQ. FT.
EXISTING BUILDING AREA * 1,004 SQ. FT.	
PROPOSED BUILDING COVERED/PLANTER AREA * 1,948 SQ. FT. - 9%*	

TOTAL OFFICE SPACE	361 SQ. FT.
TOTAL VACATION RENTAL SPACE	739 SQ. FT.
TOTAL SPACE	1,101 SQ. FT.
TOTAL EXTERIOR COVERED/PLANTER AREA	83 SQ. FT.
UNCONDITIONAL SPACE	

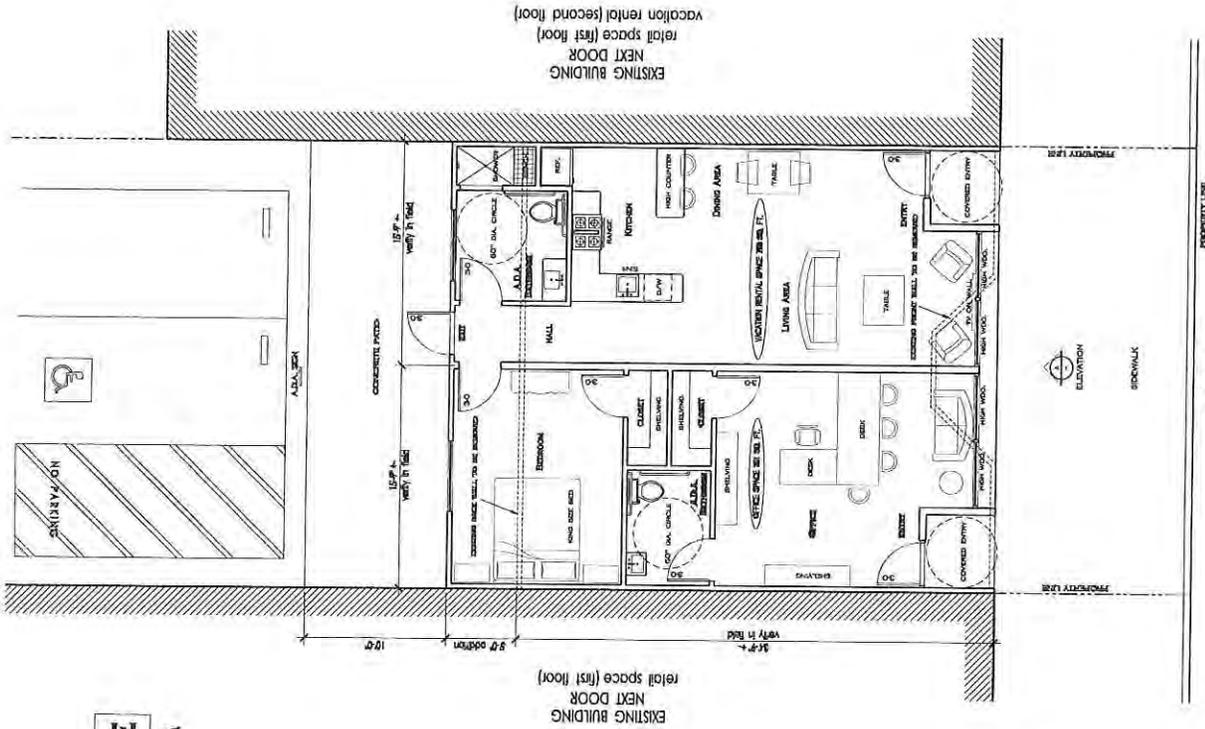
this submittal of the front elevation of the building is a revision to the original unconditionally approved design review submittal

March 26, 2013 D.R.C. Meeting

ALL CHANGES TO MATCH EXISTING / ORIGINAL CITY DESIGN REVIEW APPROVAL
NEW CHANGES: ADD SHROUDED DOOR & REDUCE HEIGHT OF FRONT WINDOWS



PROPOSED FRONT (EAST) ELEVATION 1/8\"/>



PROPOSED FLOOR PLAN
A.D.A. COMPLIANT OFFICE & VACATION RENTAL

Revisions:

F i
G o
CONSTRUCTION DRAWINGS
FRED CORNELL
ARCHITECT
1000 10TH STREET
SONOMA, CA 94960
707.886.0100 FAX
707.886.0101 FAX
WWW.FREDCORNELL.COM

DESIGN REVIEW SUBMITTAL

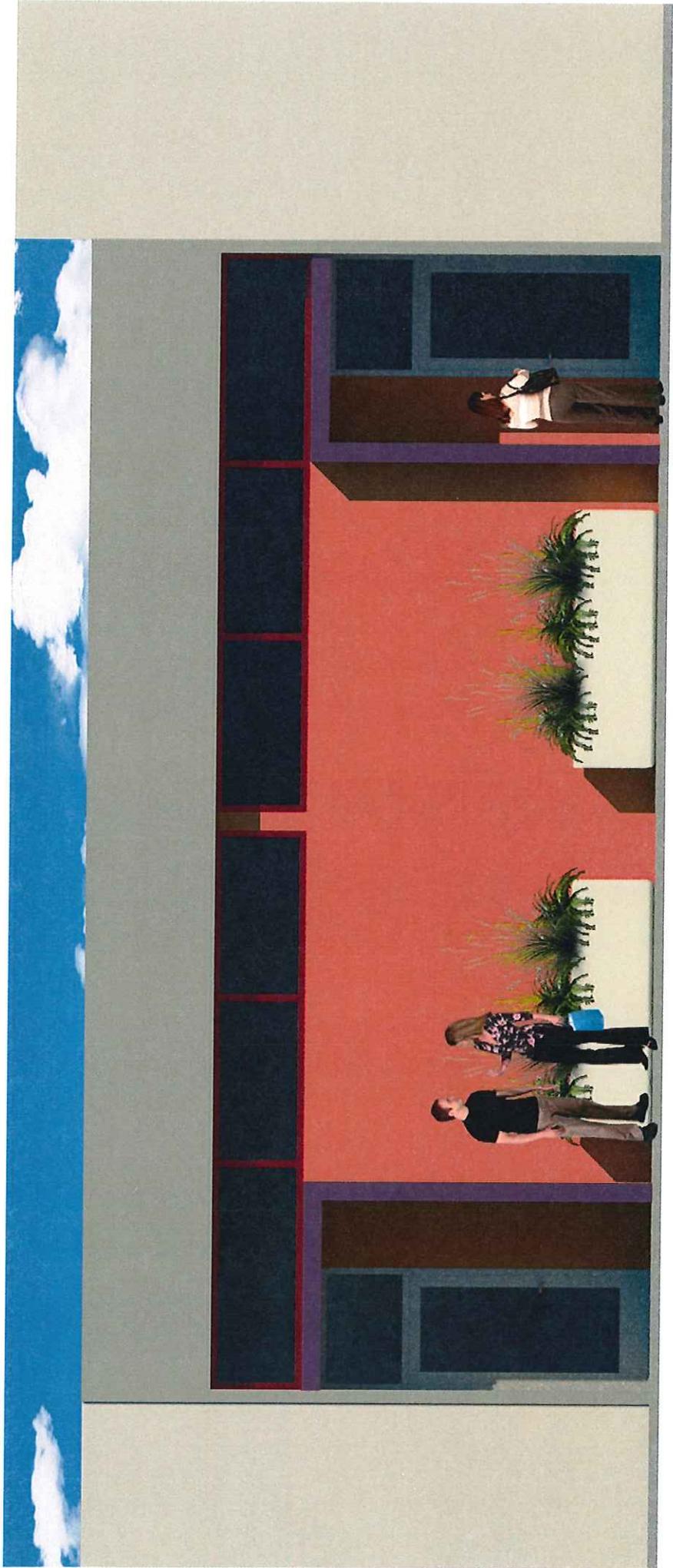
WELCH BUILDING
Proposed Vacation Rental & Office
20079 Broadway
Sonoma, California

Date: 12/18/2014
Scale: A1/8\"/>

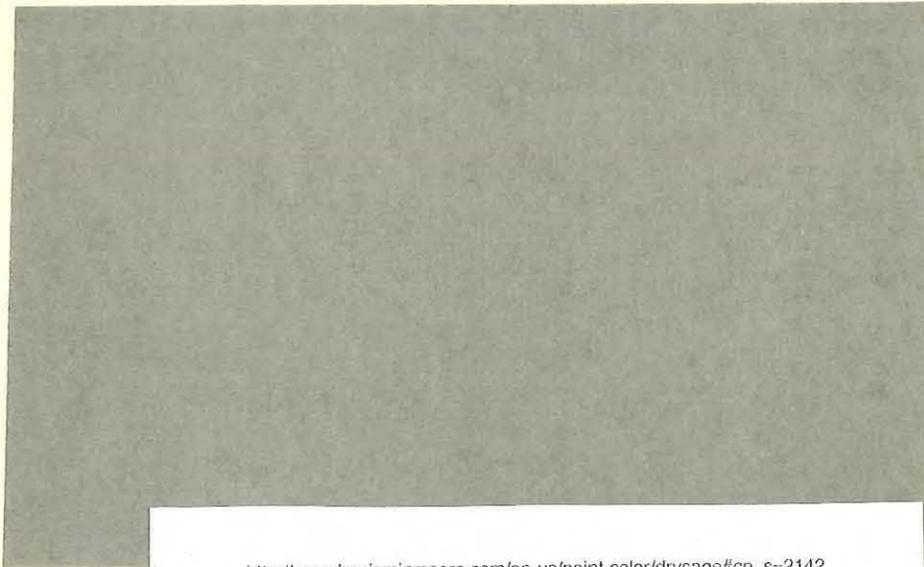
Proposed Floor Plan & Front Elev.

1

DEC 18 2014



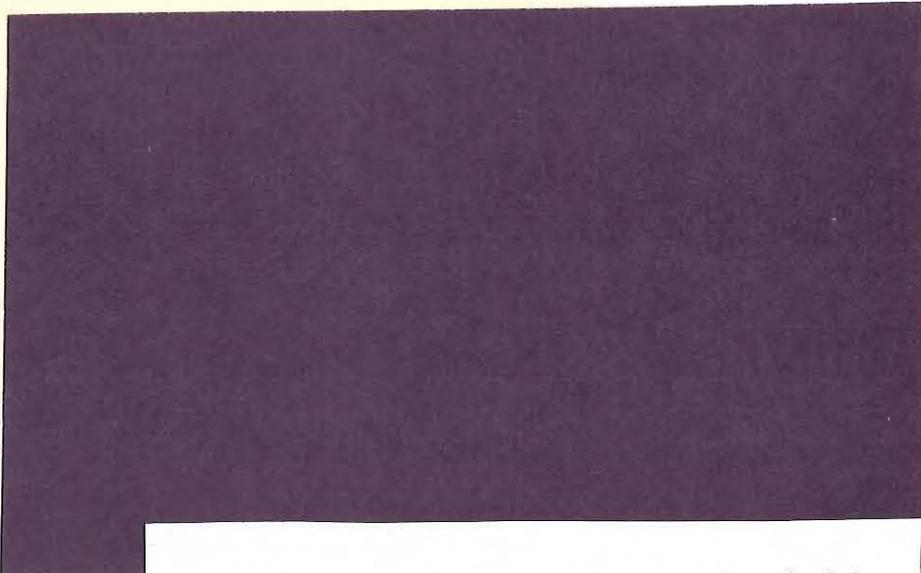
DEC 1 8 2014



http://www.benjaminmoore.com/en-us/paint-color/drysage#ce_s=2142



http://www.benjaminmoore.com/en-us/paint-color/topaz#ce_s=Topaz



http://www.benjaminmoore.com/en-us/paint-color/eggplant#ce_s=Eggplant

EXTERIOR
COLORS
(SEE
RENDERING)

DEC 19 2014



Distributed by:



ONE OF THE
'*' STYLES
WOULD BE
SELECTED
FOR DOORS



Urban chic

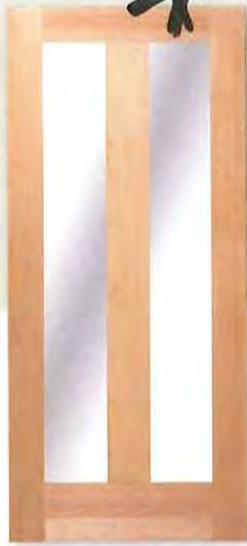
**Introducing the
Urban Door Collection**



DEC 19 2014



4022
Fir shown in Square Sticking



4022-G
Fir shown in Square Sticking



4042
Fir shown in Square Sticking



4042-G
Fir shown in Square Sticking



4910
Fir shown in Square Sticking



4400
Fir shown in Square Sticking



4400-G
Fir shown in Square Sticking



4032
Fir shown in Square Sticking



4032-G
Fir shown in Square Sticking



4910-G
Fir shown in Square Sticking

**Contact your Kelleher Sales Rep
today to learn more about the
Urban Door Collection**

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Ph:(707) 938-1050 / Fx:(707) 938-5825

BLACKPOINT:
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SACRAMENTO:
Ph:(916) 561-2860 / Fx:(916) 561-2861

ONTARIO:
Ph: (909) 635-1560 / Fx:(909) 635-1590

www.kelleher.com



4501 (8/0) shown in
Mahogany with Custom
Decorative Glass



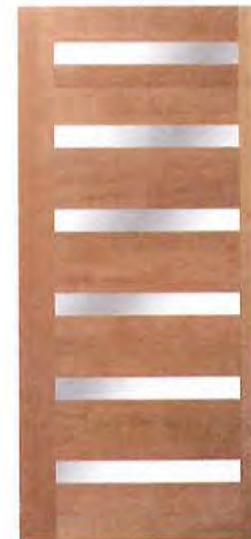
4026
Fir shown in Square Sticking



4026-G
Fir shown in Square Sticking



4026-AS
Fir shown in Square Sticking



4026-ASG
Fir shown in Square Sticking

Introducing the Urban Door Collection

City style and modern lines come together with timeless quality and wood craftsmanship to create our new Urban Door Collection.

So whether you are a city dweller living in an industrial loft, or a suburban sprawler with a sense of metro chic, Rogue Valley Door offers a unique selection of beautiful wood doors with clean geometric designs for city living.



4077
Fir shown in Square Sticking



4077-G
Fir shown in Square Sticking



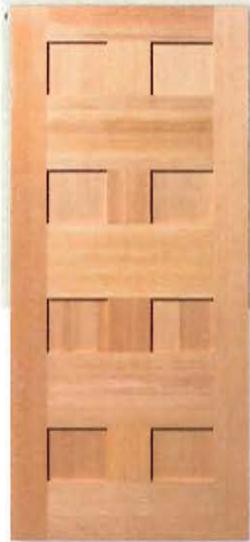
7100
Fir



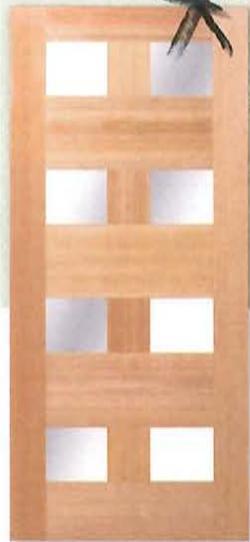
7300
Fir



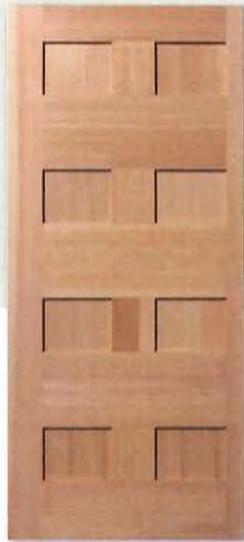
7300-S
Fir



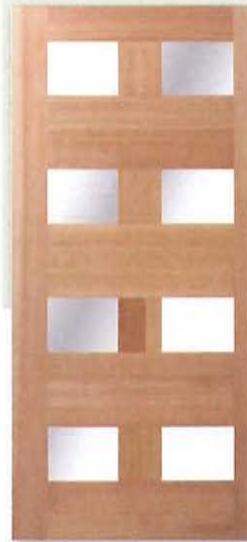
4028
Fir shown in Square Sticking



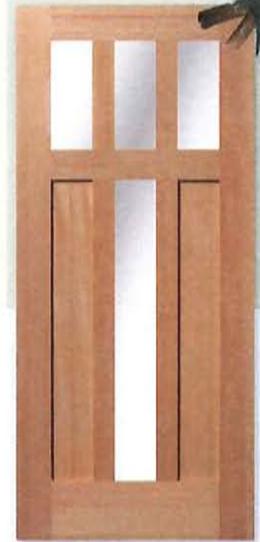
4028-G
Fir shown in Square Sticking



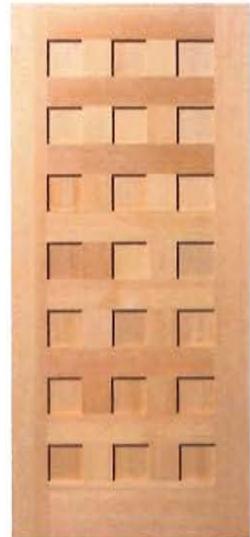
4028-AS
Fir shown in Square Sticking



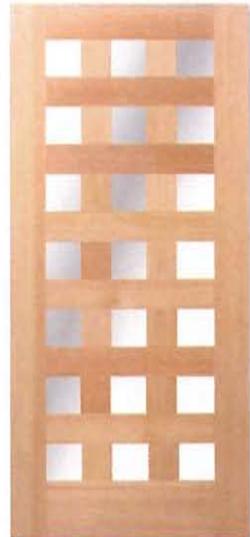
4028-ASG
Fir shown in Square Sticking



4654
Fir shown in Square Sticking



4021
Fir shown in Square Sticking



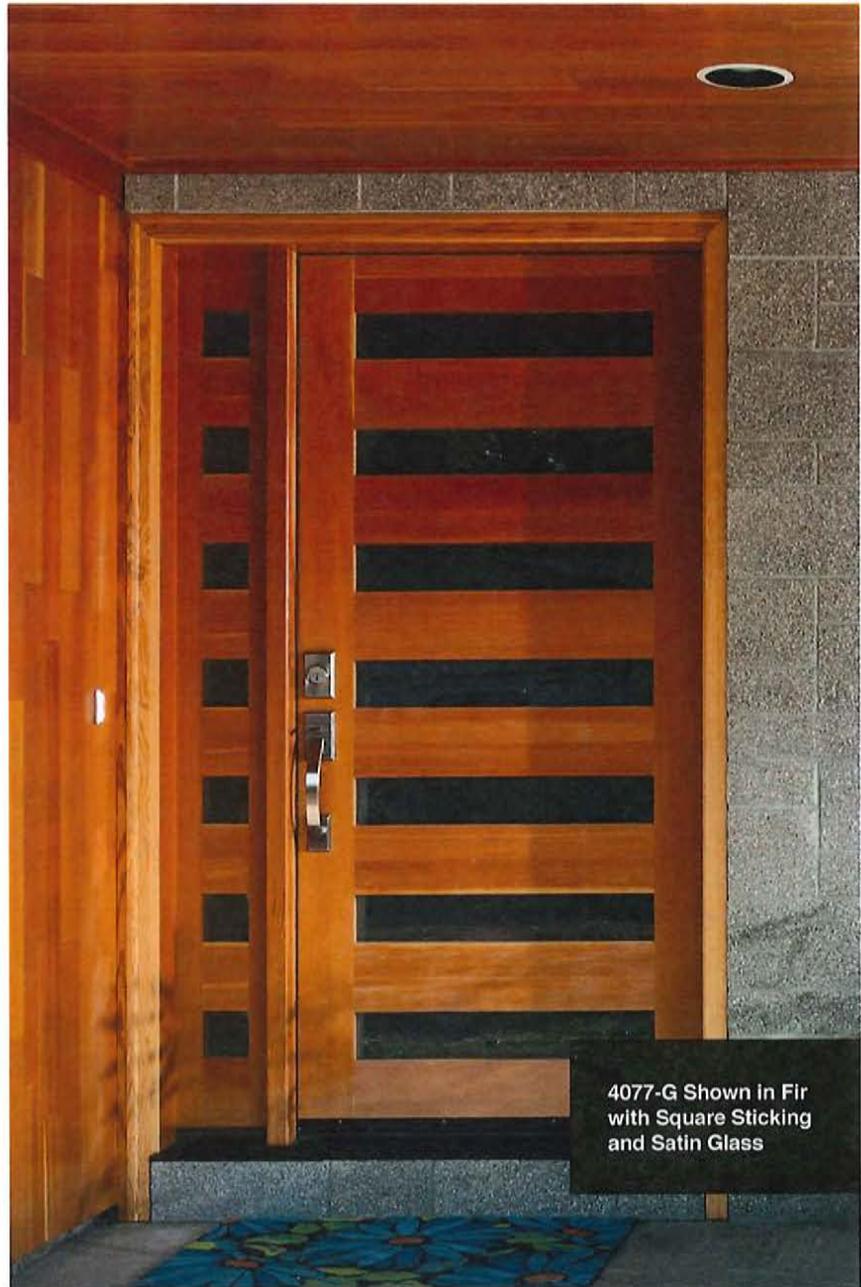
4021-G
Fir shown in Square Sticking



7026
Fir



7126
Fir



4077-G Shown In Fir
with Square Sticking
and Satin Glass

DEC 19 2014

Select doors
for your
home



Pattern 4082L



Pattern 4070 Willow



Pattern 4661-VA



Pattern 4082-RD

Need help finding your door?

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Pattern

▼ Type

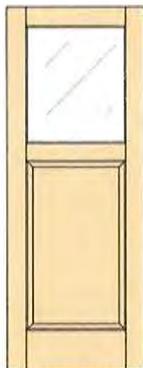
- All
- Interior
- Exterior

▼ Category

- All
- Decorative
- Rustic
- Beaded Panel
- Traditional
- French
- SDL
- Cielo
- Panel
- Side Lights
- Transoms
- Privacy Sash
- Closet
- Dutch
- Café
- Fire
- SDF
- Creative
- Custom
- Urban

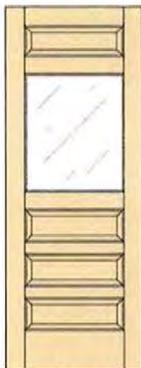
► Description

Your current selection features 667 doors.



108 (SG)

See this door >>



117 (SG)

See this door >>



118 (SG)

See this door >>



144 (SG)

See this door >>



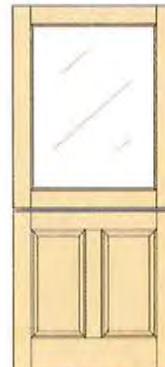
144 COFFEE

See this door >>



144 JEANS

See this door >>



144D (SG)

See this door >>



1501 (SG)

See this door >>

Doors per page: 8 ▾

◀ Previous

1 of 84

Next ▶



CLICK TO ZOOM

Door Pattern 144 (SG)

Features: [Interior](#), [Exterior](#), [Traditional](#), [1/2 Lite](#)

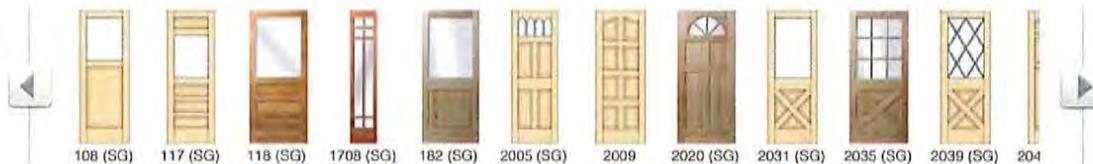
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Related Images:



Related Doors



Your Rogue Valley Door

When you purchase a Rogue Valley Door, you are buying the finest product from America's largest wood door maker. Each and every door we produce features:

- **Made In U.S.A.** - Our Doors are made in the U.S.A. and constructed using all domestically manufactured components.
- **Handcraftsmanship** - There is simply no machine capable of finishing a fine wooden door better than a man's hands. Each Rogue Valley Door is handcrafted to assure the door's beauty and functionality.
- **Customization** - With Rogue Valley Door, you have the ability to construct a fully custom door for your home. Virtually any design, shape, wood finish or glass treatment is possible.
- **Endless Options** - Rogue Valley Door has hundreds of door patterns for you to choose from as well as 40 wood species and 27 glass treatments.
- **Finest Woods** - Fine wood produces fine doors. And within walking distance of our manufacturing facility grows some of the world's finest lumber, including the highest grade Douglas firs and Ponderosa pines we use to craft our doors.
- **Environmental Commitment** - Rogue Valley Door supports realistic environmental practices and sustainable forestry management and includes our Forest Stewardship Council's (FSC®) Certification.
- **Our Warranty** - We stand behind each and every door we make so you can be assured it will last and perform.

We are Rogue Valley Door. America's largest builder of wood doors.



Products

- ▶ Interior
- ▶ Exterior
- ▶ Decorative
- ▶ Custom
- ▶ Rustic
- ▶ Beaded Panel
- ▶ Traditional
- ▶ French

Product Information

- ▶ Environment
- ▶ Literature Download
- ▶ Glass Cleaning Guide
- ▶ Warranty
- ▶ Finishing Instructions
- ▶ Door Repair
- ▶ Sticking Profiles

Idea Gallery

- ▶ Door Builder
- ▶ Find A Dealer
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Need help finding your door?

Ultra™ Series Windows

Ultra – as the name implies – was designed to be the ultimate in window and door frame material. Ultra combines the benefits of fiberglass with the style of traditional wood windows.

When you first look at a Milgard Ultra Series window, you might think that it's painted wood. That's no coincidence. In fact, the window was designed to match the beauty and profile of a wood window product, while avoiding the maintenance issues that wood windows face.

For appearance and performance, Ultra offers an upscale look that will complement any home. Its baked-on paint finish won't peel or eggshell, unlike a painted wood finish.

One of the toughest windows you can find, Ultra will make a wonderful addition to your home.



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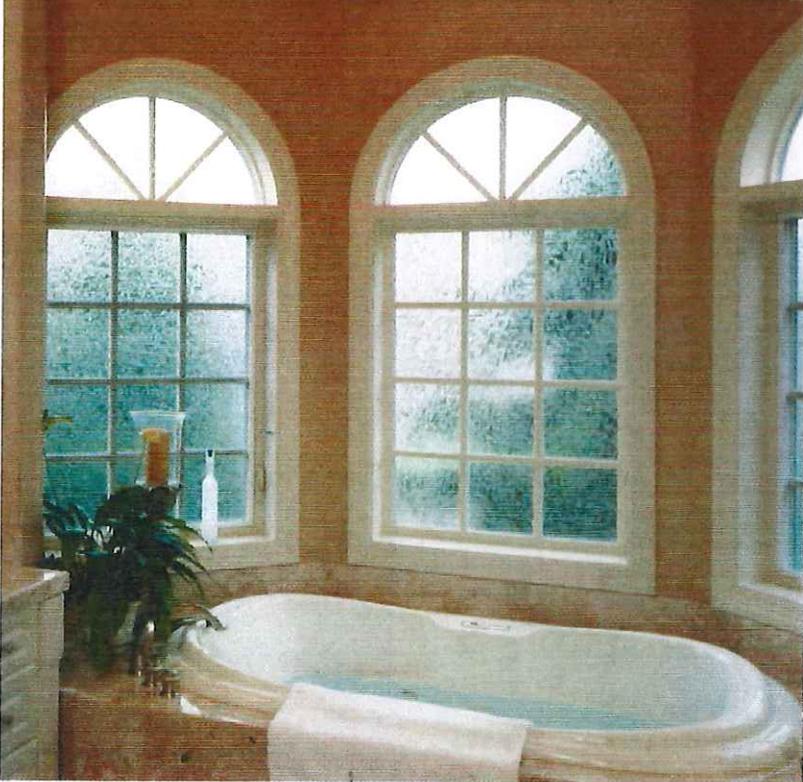
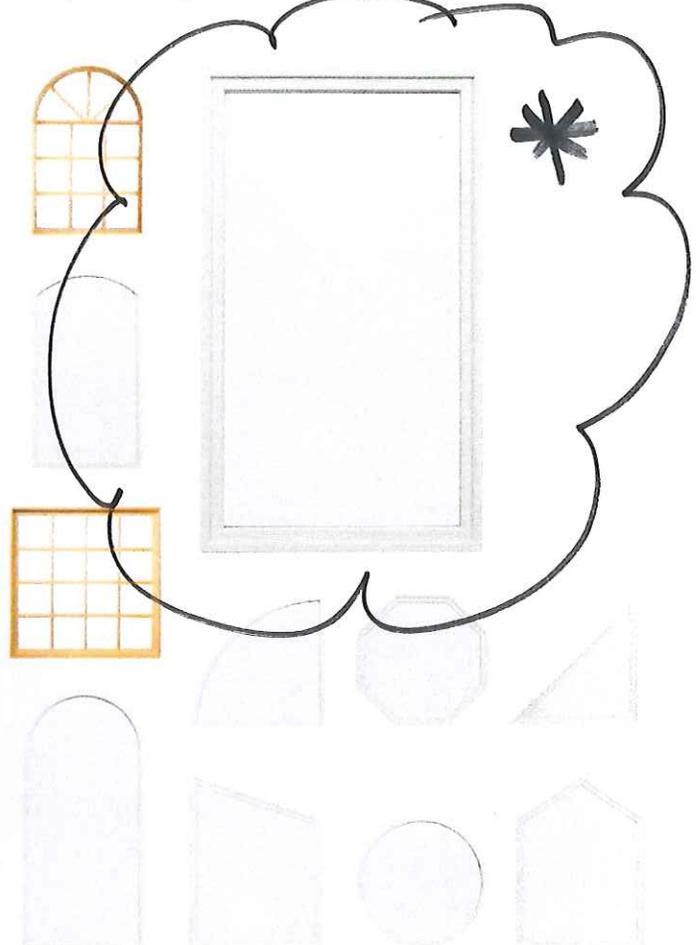


EXTERIOR
FRONT
WINDOWS



Picture Windows

Like the art on the walls, picture windows are the frame for your view. With Milgard Ultra and WoodClad picture windows, you can frame your view in just about any shape or size.

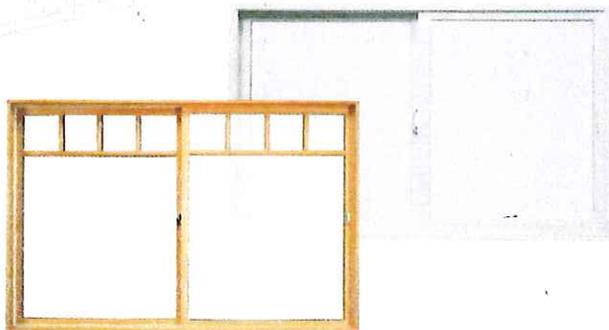
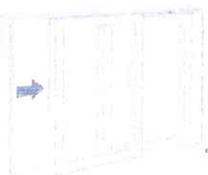


Bay & Bow Windows

Bay windows are 3-segment units that expand your space to the outdoors. Bow windows are multi-segmented units that create dramatic circular spaces. Add function to both by choosing your choice of operating styles for the segments.

Horizontal Slider

WoodClad shown with Craftsman Grids with Valance pattern



Glass

As one of the most important components of your window or door, glass can also offer you decorative options and energy efficiency advantages.



Decorative & Tinted Glass

Add privacy or a touch of flare with our many styles of decorative glass. Tinted glass provides additional shading from direct sunlight and warm conditions.



Crystal Groove

Craftsmanship and artistry are combined for distinctive elegance with Milgard Crystal Groove, adding an extra spectrum of light and design that will bring any room to life.

SunCoat® & SunCoatMAX®

Low-E coatings allow visible light through but block heat-bearing and fabric-fading portions of the solar spectrum. The result is less solar gain and UV protection against fading fabrics and furnishings. SunCoat Low-E2 glass comes standard on all Milgard dual-pane windows and patio doors.

Triple Glazing

Triple glazing technology provides yet another option for improving the energy efficiency of your windows and doors. This technology adds a third layer of glass that improves insulating properties, keeping homes in northern regions warmer.

Interior Colors



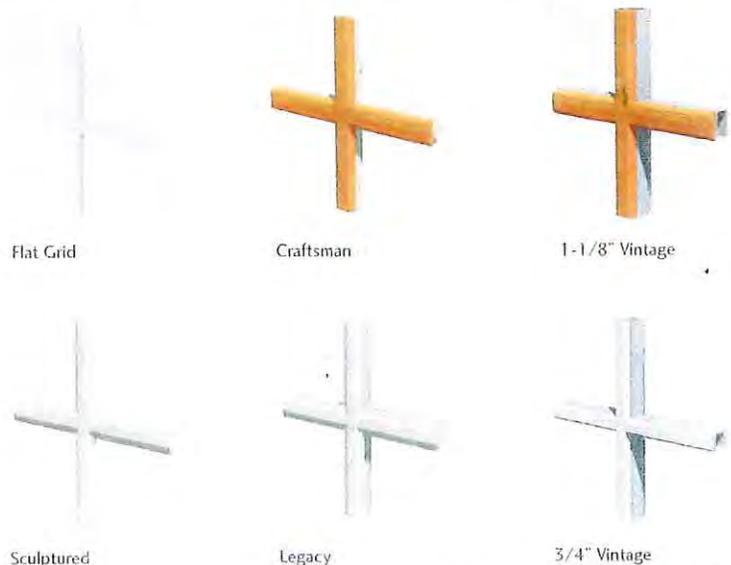
Exterior Colors

Choose from seven standard exterior colors. All colors come with white interiors. Tan, Brownstone and Matte Black which can be color matched interior and exterior.



Grids

Express your creativity and dramatically increase your home's curb appeal with our virtually endless grid options. Choose grids inside our insulated glass units for easy cleaning.



Colors shown are approximate due to printing limitations.

DESCRIPTION - H4 LED ADJUSTABLE SQUARE GIMBALS

Halo H4 LED Adjustable Square Gimbals, ELSG4058xxxx series, combine an adjustable square gimbal trim and LED light engine. The H4 LED adjustable gimbal family features 35° tilt and offers interchangeable optics with three beam distributions of 25°, 35°, and 50°; in addition the choice of four color temperatures 2700 K, 3000 K, 3500 K, 4000 K. Three high-quality trim finishes of White, Satin Nickel, and Tuscan Bronze are offered. Halo LED offers high quality, fit, finish, and performance in an energy-efficient, high-efficacy gimbal.

Catalog #		Type	
Project	LOFTSONOMA	Date	
Comments	ENTRY x 4		
Prepared by	MWA		3/18/13

SPECIFICATION FEATURES

MECHANICAL

Heat Sink

- Durable aluminum construction.
- Conducts heat away from the LED keeping the junction temperatures below specified maximums, even when installed in insulated ceiling housings.

Square Gimbal

- Precision designed fit and finish
- Die-cast aluminum with snap-in front loading ring allowing interchange of beam forming reflectors
- Gimbal front ring holds one lens media. Clear glass lens is included. Optional lens media such as L111 soft focus may be used in place of clear glass lens.
- 35° tilt adjustment with friction fit to heat sink.
- Smooth travel from nadir to 35°
- Works with the upper heat sink for thermal conduction away from the LED.

MOUNTING

Friction Blades

- Precision formed steel spring blades provide retention of the ELSG4058xxxx series of light engines in the H4 LED series housings.
- Friction blade design allows the light engine to be installed in any position within the housing aperture (360 degrees).
- Tether security cable included on the light engine for attachment to the housing during installation, as recommended and when required by code.

ELECTRICAL

LED Connection

- LED connector is a non-screw base plug-in connector offering easy installation with any of the H4 LED series housings.
- LED connector meets California Title-24 high-efficacy luminaire requirement for a non-screw base socket, and where required to qualify as a high-efficacy luminaire.

Finish Options

ELSG405827WH White
 ELSG405827SN Satin Nickel
 ELSG405827TBZ Tuscan Bronze

OPTICS

- Three beam distribution options with interchangeable round beam forming reflectors
- Reflector options: 25°, 35°, 50° beam angle
- Gimbal is supplied with 25° reflector pre-installed
- Clear glass cover lens included with gimbal. One optional accessory lens may be used in place of clear lens.
- Reflector and lens are accessible behind the gimbal's snap-in front ring.

Optical Accessory Reflector Kit -- TL412RK

- Includes all three reflector options
- 25° beam angle reflector (one is included with gimbal)
- 35° beam angle reflector
- 50° beam angle reflector

COLOR SPECIFICATION & QUALITY STANDARDS

- Halo employs a tight chromaticity specification and LED color binning process to ensure LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) consistency over the useful life of the LED.
- Halo LED chromaticity specification exceeds ENERGY STAR® SSL color standards (as per ANS IC78.377-2008).
- Every Halo LED Module is quality tested and performance measured on the production line, and then serialized to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement process further ensures color and lumen consistency to meet stringent Cooper Lighting specifications and exceed ENERGY STAR® SSL standards.

- Halo LED Modules and light engines include Color Rendering Index and Correlated Color Temperature in the model number.

Example: ELSG405827WH

8 27
 >80 CRI 2700 K nominal CCT

QUALIFICATION

- Up to 598 lumens (with 2700 K color temperature) - Refer to Photometric and Compliance Summary Chart
- Halo LED offers the widest choice of four correlated color temperatures in recessed LED downlighting, including: 2700 K, 3000 K, 3500 K, 4000 K
- 80 CRI
- L70/50 Lumen Maintenance 70% lumens / 50,000 hours
- Up to 43.7 Lumens per Watt
- LED consists of multiple LED die in a chip-on-board array to create one virtual source that provides a uniform and productive "cone of light"
- Can be used to meet State of California Title 24 and International Energy Conservation Code - IECC High Efficacy requirements
- LED emits no ultraviolet and minimal infrared wavelengths
- H4 LED is ROHS compliant
- Damp location listed with H455/H456 LED housing
- Electrical/Energy Data refer to H455/H456 LED housings (LED driver is fixed on housing)

Dimming

- The HALO H4 LED luminaires are dimmable. Refer to housing specifications for dimming notes, and refer to dimmer manufacturers for compatibility.

Warranty

Cooper Lighting provides a five year limited warranty on Halo LED Luminaires which includes the LED Recessed Housing, LED Light Engine, and LED trims. (Subject to all of the limitations set forth in Cooper Lighting Terms and Conditions of sale. Refer to www.cooperlighting.com.)



H4 LED Square Gimbal 2700 K

ELSG405827WH
 ELSG405827SN
 ELSG405827TBZ

4-Inch LED Adjustable Square Gimbal Trim & Light Engine

FOR USE WITH H455 and H456 Series 4" LED Housings

High Efficacy LED



ELSG405827WH

ELSG405827SN

ELSG405827TBZ

4" Square Gimbal Light Engine - 2700 K

Typical 2700 K Performance Values

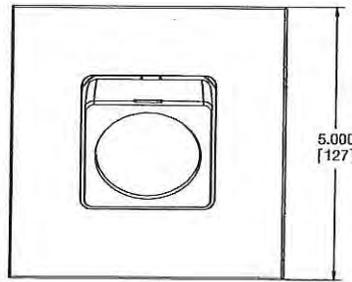
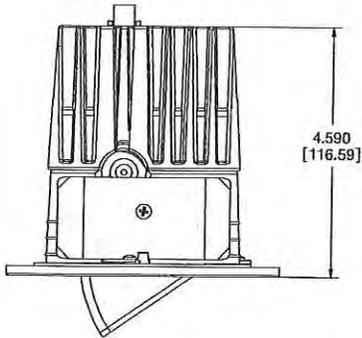
Lumens: up to 598
 Lumens per watt: up to 43.7
 Color Rendering Index (CRI, Ra): 80



Qualified and Compliant. Refer to PEC (T24) Appliance Database for listings.

ADV110430
 December 13, 2012 11:10 AM

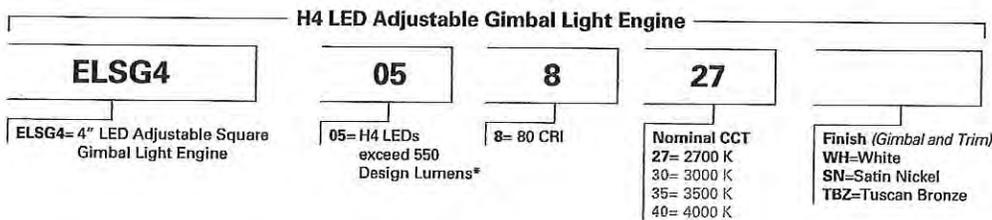
DIMENSIONS



ORDERING INFORMATION

SAMPLE NUMBER: ELSG405827TBZ

Complete unit includes H4 LED housing, Adjustable Square Gimbal and optional Reflector Kit; ordered separately.
Housing: Refer to housing specification sheets for selection and details.
(Note H4 LED TL4xx Downlight Trims are not compatible with H4 LED ELSGxx Adjustable Gimbals.)



* Lumen output of 567 lumens based upon 2700 K color temperature.

Optional Accessory Reflector Kit (ordered separately)

TL412RK includes:

- 25° reflector (one is included with gimbal)
- 35° reflector
- 50° reflector

TL412RK is for use with ELGxx and ELSGxx Gimbals only.

Optional Lens Media (ordered separately)

One lens media may be used in place of clear lens.

Optical Lenses

- L110 Diffuse Sand Blasted Lens
- L111 Soft Focus Textured Lens
- L113 Prismatic Lens
- L115 Linear Spread Lens

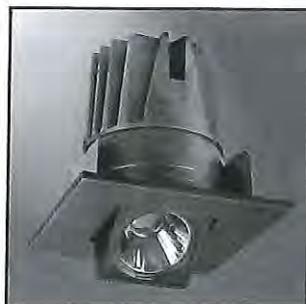
Dichroic Color Films

- L114 UV Filter
- L120 Red
- L121 Amber
- L122 Yellow
- L123 Green
- L124 Daylight
- L125 Blue
- L127 Cosmetic Color Filters
- L130 Yellow

GIMBAL SUMMARY



ELSG405827WH



ELSG405827TBZ

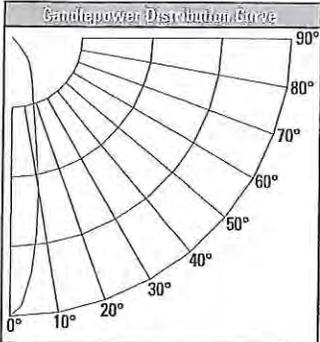


ELSG405827SN

PHOTOMETRY - Square adjustable gimbals share the same reflector optics as their round adjustable gimbal counterparts.
Representative photometry for the square gimbals as shown are using equivalent round gimbal models.

4" Adjustable Gimbal - 2700 K
ELG405827xx (25° Beam-0° tilt)

Spacing Criteria = 0.38
Lumens per Watt = 43.7 LpW
Test No. P85057
Test Model: ELG405827TBZ (25° reflector)



Luminance (Average Candela/M²)	
Degrees	Avg. 0° Luminance
45	3670
55	1043
65	305
75	177
85	237

Beam Distribution	
Degrees Vertical	Candela
0*	1886
5	1605
15	596
25	300
35	181
45	29
55	7.5
65	1.9
75	0.9
85	0.9
90	0

Beam of Light Horizontal Footcandles		
Distance to Illuminated Plane	Initial Nadir Foot Candles	Beam Diameter (ft)
5' 6"	62	2.1
7' 0"	39	2.6
8' 0"	29	3.0
9' 0"	23	3.4
10' 0"	19	3.8

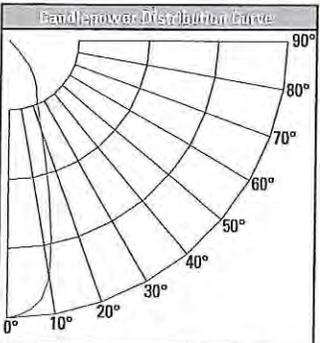
Zone/Lumen Summary			
Zone	Lumens	% Lamp	% Fixture
0-30	449.03	75.1	75.1
0-40	557.72	93.3	93.2
0-60	594.78	99.5	99.4
0-90	598.21	100	100

Beam of Light Vertical Footcandles on Wall			
35° Aiming Angle			
Distance to Illuminated Plane	Initial Foot Candles	Beam (ft) L	Beam (ft) W
2' 0"	106	2.1	1.2
3' 0"	47	3.1	1.8
4' 0"	26	4.2	2.4
5' 0"	17	5.2	3.0
6' 0"	12	6.3	3.6
8' 0"	7	8.4	4.9
10' 0"	4	10.5	6.1
12' 0"	3	12.6	7.3

*CBCP

4" Adjustable Gimbal - 2700 K
ELG405827xx (35° Beam-0° tilt)

Spacing Criteria = 0.56
Lumens per Watt = 41.8 LpW
Test No. P85060
Test Model: ELG405827TBZ (35° reflector)



Luminance (Average Candela/M²)	
Degrees	Avg. 0° Luminance
45	2724
55	389
65	144
75	0
85	0

Beam Distribution	
Degrees Vertical	Candela
0*	1212
5	1178
15	684
25	286
35	177
45	22
55	2.8
65	0.9
75	0
85	0
90	0

Beam of Light Horizontal Footcandles		
Distance to Illuminated Plane	Initial Nadir Foot Candles	Beam Diameter (ft)
5' 6"	40	3.0
7' 0"	25	3.9
8' 0"	19	4.4
9' 0"	15	5
10' 0"	12	5.5

Zone/Lumen Summary			
Zone	Lumens	% Lamp	% Fixture
0-30	435.77	76.3	76.4
0-40	542.02	94.9	95
0-60	569.36	99.7	99.8
0-90	570.61	99.9	100

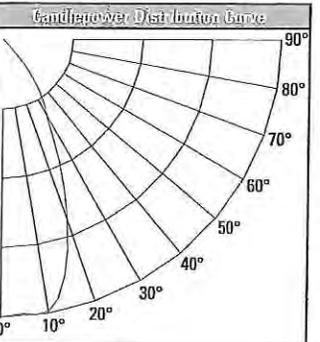
Beam of Light Vertical Footcandles on Wall			
35° Aiming Angle			
Distance to Illuminated Plane	Initial Foot Candles	Beam (ft) L	Beam (ft) W
2' 0"	92	2.1	1.5
3' 0"	41	3.1	2.2
4' 0"	23	4.1	2.9
5' 0"	15	5.2	3.7
6' 0"	10	6.2	4.4
8' 0"	6	8.3	5.9
10' 0"	4	10.4	7.4
12' 0"	3	12.4	8.8

*CBCP

Refer to Optional Accessory Reflector Kit TL412RK for 35° reflector.

4" Adjustable Gimbal - 2700 K
ELG405827xx (50° Beam-0° tilt)

Spacing Criteria = 0.80
Lumens per Watt = 41.8 LpW
Test No. P85063
Test Model: ELG405827TBZ (50° reflector)



Luminance (Average Candela/M²)	
Degrees	Avg. 0° Luminance
45	2484
55	264
65	144
75	177
85	0

Beam Distribution	
Degrees Vertical	Candela
0*	778
5	772
15	687
25	375
35	178
45	20
55	1.9
65	0.9
75	0.9
85	0
90	0

Beam of Light Horizontal Footcandles		
Distance to Illuminated Plane	Initial Nadir Foot Candles	Beam Diameter (ft)
5' 6"	26	4.4
7' 0"	16	5.6
8' 0"	12	6.3
9' 0"	10	7.1
10' 0"	8	7.9

Zone/Lumen Summary			
Zone	Lumens	% Lamp	% Fixture
0-30	435.92	76.2	76.2
0-40	544.27	95.2	95.1
0-60	570.64	99.8	99.7
0-90	572.24	100	100

Beam of Light Vertical Footcandles on Wall			
35° Aiming Angle			
Distance to Illuminated Plane	Initial Foot Candles	Beam (ft) L	Beam (ft) W
2' 0"	77	2.0	1.9
3' 0"	34	3.0	2.8
4' 0"	19	4.0	3.7
5' 0"	12	5.0	4.7
6' 0"	9	6.0	5.6
8' 0"	5	8.0	7.5
10' 0"	3	10.0	9.4
12' 0"	2	12.1	11.2

*CBCP

Refer to Optional Accessory Reflector Kit TL412RK for 50° reflector.

Photometric tests are per IES measurement standards. Tests represent typical SSL fixture performance. Field results may vary.

Sofite® is a registered trademark of AGC Flat Glass North America
Note: Specifications and Dimensions subject to change without notice.

Visit our web site at www.cooperlighting.com



City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 3
Meeting Date: 3/26/13

Applicant Byron Jones and Julie Morrison	Project Location 20079 Broadway
----------------------------------------------------	-------------------------------------------

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)
(Year build 1949)

ORIGINAL D.R.C.
 APPROVED SUBMITTAL

Request

Consideration of design review for a vacation rental.

Background

On February 14, 2013, the Planning Commission considered and approved an application for a Use Permit to convert a commercial building into a two-bedroom vacation rental including a 350 square-foot addition at the rear of the building.

Summary

The applicants are proposing to renovate the building to bring it up to current building codes and to create a vacation rental.

Design Review: The applicants are proposing to redesign the front façade to feature a recessed entry. In addition, the windows are proposed to be raised from the ground level to provide privacy while still providing light and a view to the interior of the loft. The exterior finish materials are proposed to be a cement plaster wall finish, clear gazed aluminum store front windows, and a group off freestanding planters at the base. The doors are proposed to be solid wood plank style with obscure glass sidelights.

Paint color: The applicant is proposing to paint the main body of the structure Benjamin Moore dry sage (2142-40), the area below the windows would be painted Benjamin Moore Topaz (070), and the entry element would be painted Benjamin Moore eggplant (1379) (see attached color brush outs).

Windows and doors: The applicant is proposing to replace the existing windows and doors with Bonelii 200 series store front windows and doors (see attached specification sheets).

Lighting: Outdoor lighting is proposed in the recessed entry. Four H4 LED adjustable square gimbals are proposed (see attached specification sheets). The applicant has indicated the proposed hours of illumination for all of the gimbals would be from sunset to 1 a.m. and the normal operating hours for the business are 24-hours per day.

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.

Other permits required: In addition to the requirements of this title, all signs and lighting 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. A building permit shall be required for the installation of the new awing.

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 and elevations*
2. *Exterior paint color options(new exterior paint)*
3. *Lighting specification sheets*
4. *Doors and windows specification sheets*

cc: Byron Jones and Julie Morrison
 690 Lincoln Avenue
 Palo Alto, CA 94301-3235

 Marcus & Willers Architects, via email

DEC 19 2014

LoftSonoma

Benjamin Moore
Color Samples

Dry Sage	2142-40
Eggplant	1379
Topaz	070

MARCUS & WILLERS ARCHITECTS
SONOMA, CALIFORNIA

707 996 2396



DEC 1 9 2014



LoftSonoma

20079 Broadway, Sonoma, California

Bonelli
2000 Series Store Front
Windows and Doors

MARCUS & WILLERS ARCHITECTS
SONOMA, CALIFORNIA
707 996 2396



DEC 18 2018

PROJECT NARRATIVE FOR CONDITIONAL USE PERMIT

APPLICANTS: Byron Jones & Julie Morrison (husband & wife)

PROJECT LOCATION: 20079 Broadway

PROJECT TYPE: Vacation Rental

OVERVIEW: Applicants are seeking a conditional use permit to utilize an existing building located at 20079 Broadway for a vacation rental.

BACKGROUND: The existing building was reportedly built in 1949. In recent years, it has been offered for rent as a retail store, and has undergone frequent tenant turn-over and vacancy periods. It was vacant, and generally blighted, when the Applicants purchased the property in December, 2012.

PROPOSAL: The applicants are proposing to renovate the building to bring it up to current building codes and to create a vacation rental. The vacation rental will have two bedrooms and two baths and will be fully accessible. The building footprint will be enlarged by 350 sq. ft. at the rear of the building. Building height will not change and all planned additions will be equal to or below the existing the roof height. The street elevation and rear elevation of the building will be redesigned.

ZONING: The property is zoned Mixed Use. Vacation rentals are allowed with a use permit. The proposed changes comply with all setback, FAR and coverage requirements.

PARKING: The two required parking spaces will be provided by two uncovered parking spaces at the rear of the property, one van accessible parking space and one additional standard space.

OTHER: There will be no full-time employees on site. The owners/managers will manage the property and rental services from off-site locations.

OPERATIONAL REQUIREMENTS: As a condition of approval, applicants will obtain a Sonoma Business License, register and pay Sonoma Transient Occupancy Tax, and comply with Sonoma Fire and Life Safety requirements

MARCUS & WILLERS ARCHITECTS
SONOMA, CALIFORNIA

707 996 2396

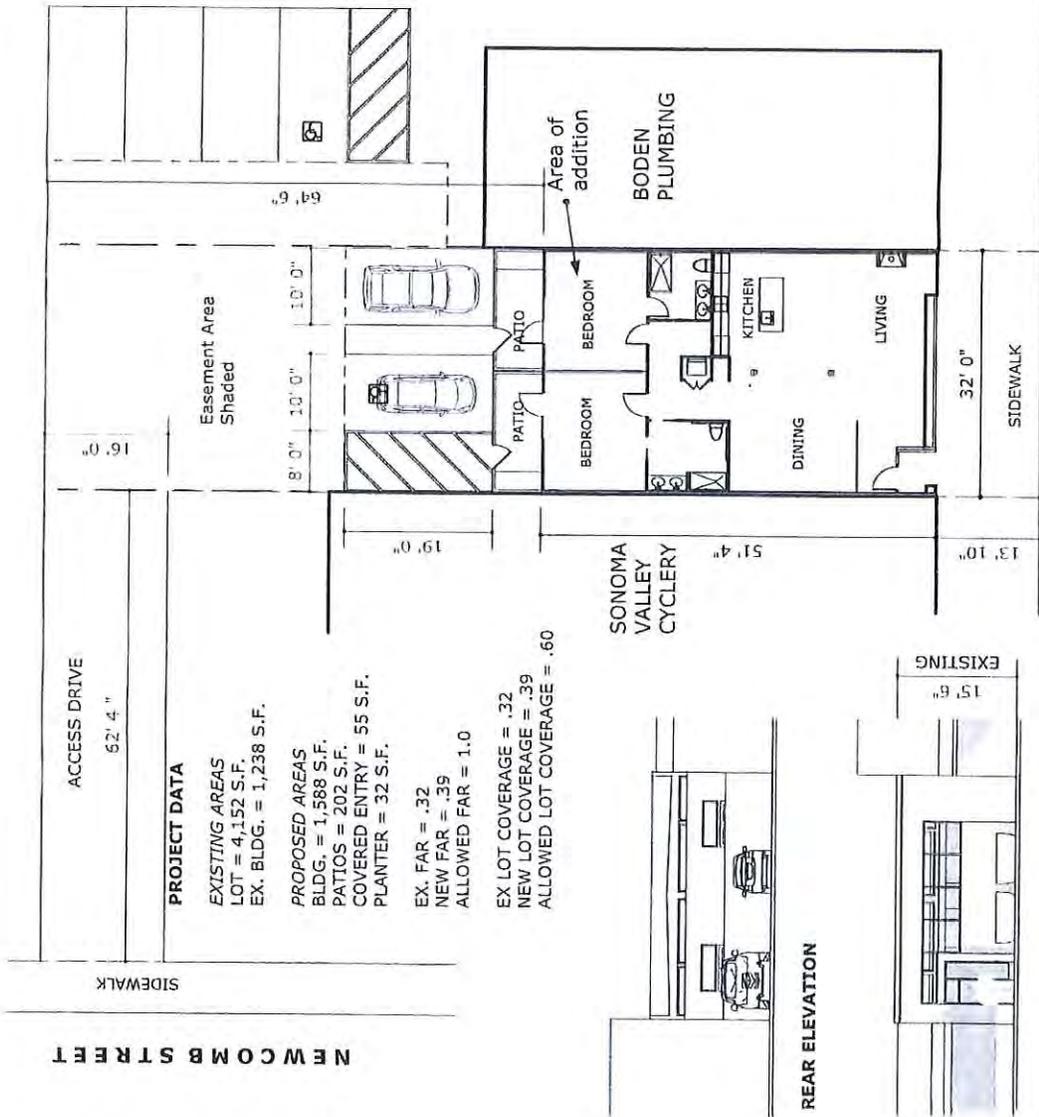


SITE PLAN 16" = 1'-0"

BROADWAY / HWY 12

LoftSonoma 20079 Broadway, Sonoma, California

PLANNING COMMISSION AND DESIGN REVIEW SUBMITTAL JANUARY, 22 2013



PROJECT DATA

EXISTING AREAS

LOT = 4,152 S.F.
EX. BLDG. = 1,238 S.F.

PROPOSED AREAS

BLDG. = 1,588 S.F.
PATIOS = 202 S.F.
COVERED ENTRY = 55 S.F.
PLANTER = 32 S.F.

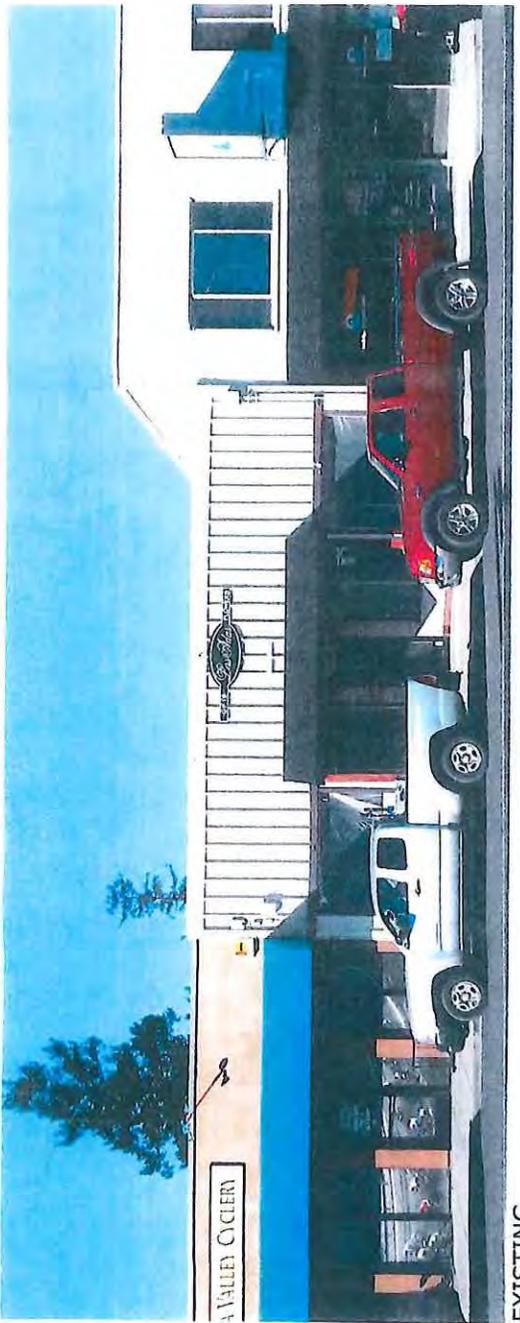
EX. FAR = .32

NEW FAR = .39
ALLOWED FAR = 1.0

EX LOT COVERAGE = .32
NEW LOT COVERAGE = .39
ALLOWED LOT COVERAGE = .60

FEB 06 2013

DEC 13 2014



EXISTING



PROPOSED

Project Design Narrative

Proposal

The applicants are proposing to convert an existing commercial building from a retail use into a vacation rental. The vacation rentals will present a modern loft aesthetic in keeping with the conversion of a commercial building to a residential type use. The renovation will bring the building up to current building codes as well remodel the front and rear facades of the building. The building footprint will be enlarged by 350 sq. ft. at the rear of the building. Building height will not change and all planned additions will be equal to or below the existing roof height. Parking will remain at the rear of the building.

Materials

The front facade has been redesigned to feature a recessed entry. The windows have been raised a from the ground level to provide privacy while still providing light and view to the interior of the loft. The exterior finish materials will be cement plaster wall finish, clear glazed aluminum store front windows and a group of freestanding planters at the base. The doors will be solid wood plank style doors with obscure glass sidelights.

MARCUS & WILLERS ARCHITECTS
SONOMA, CALIFORNIA
707 996 2396



LoftSonoma 20079 Broadway, Sonoma, California

PLANNING COMMISSION AND DESIGN REVIEW SUBMITTAL JANUARY, 22 2013



CEMENT PLASTER

CLEAR GLASS
STOREFRONT
WINDOWS

CEMENT PLASTER

FREESTANDING PLANTERS

OBSCURE GLASS
SIDELIGHTS

SOLID WOOD
PLANK STYLE
DOOR

PROPOSED FACADE

MARCUS & WILLERS ARCHITECTS
SONOMA, CALIFORNIA
707 996 2396

LoftSonoma 20079 Broadway, Sonoma, California

PLANNING COMMISSION AND DESIGN REVIEW SUBMITTAL JANUARY, 22 2013



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

**DRHPC Agenda 4
Item:**

Meeting Date: 01/20/15

Applicant

Chad Overway

Project Location

116 Chase 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 1890-1900+/-
-

Request

Design review of a proposed addition and exterior modifications to the residence located at 116 Chase Street.

Summary

Site Description: The subject property is a 6,750-square foot parcel located on the north side of Chase Street, midblock between Broadway and Austin Avenue. The property is currently developed with a \pm 1,549 square-foot residence (including an attached 368 square-foot garage and a 173 square-foot shed) and a \pm 495 square-foot detached accessory building. The residence was built circa 1890-1900 +/- and is eligible for listing on the California Register of Historic Resources (refer to enclosed Historical Evaluation, CEQA Findings, Secretary of The Interior Evaluation of the Property at 116 Chase Street Sonoma, Sonoma County, California). The property is zoned Low Density Residential (R-L) and lies within the City's Historic Overlay Zone. Directly adjoining land uses consist of single-family homes to the north, south, east, and west.

Proposed Project: The main elements of the project are as follows: 1) replace the two existing wood double hung windows with similar style wood double hung windows on the south facing elevation (double paned to enhance energy conservation); 2) replace the non-original windows in both the north and the south facing gables with ones more compatible with the architecture style of the house, 3) add a 383 square-foot addition to the rear portion of the house, and 4) add a 24 square-foot addition to the west side portion of the house; and, 5) modify the eve line of the existing garage to achieve a similar roof pitch as the existing house, as recommended by the Historic Evaluation. In total, the proposed would increase the floor area of the residence by 407 square feet. Further details can be found in the attached project narrative and accompanying materials.

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

- **Setbacks:** The new addition meets or exceeds the normal setback requirements.
- **Coverage:** At 31%, site coverage is less than the 40% maximum allowed in the Low Density Residential zone.
- **Floor Area Ratio:** The project would result in a F.A.R. of 0.31, which is less than the 0.35 maximum allowed.
- **Parking:** One covered parking space is provided in an attached garage. This meets the requirement for a single-family residence.
- **Height:** The one-story addition would have a maximum ridge height of 17.5 feet, which is less than the 30-foot height limit allowed in the zone.

In summary, the project complies with all applicable requirements of the Development Code and is not subject to Planning Commission approval.

Design Review: Alterations to existing structures that increase floor area by 10% or 200 square-feet, whichever is greater located within the Historic Overlay Zone 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;
A survey and evaluation was completed for the property in December, 2014. This evaluation found that the residence is eligible for listing on the California Register of Historic, which means that the residence is an “historical resource” under CEQA.
2. Environmental features on or adjacent to the site;
Staff is not aware of any environmental features on or adjacent to the site.
3. The context of uses and architecture established by adjacent development;
The adjacent properties to the north, east, and west are developed with single family residences. The proposed project will not alter street views of the residence from the street, except with respect to enhancements to its historic integrity (e.g., replacement of non-original windows with windows that are more compatible with the architecture style of the residence, and modifying the eve line of the existing garage to achieve a similar roof pitch as the existing house, as recommended by the Historic Evaluation). Setback, coverage, and FAR limitations are all met in the proposal.
4. The location, design, site plan configuration, and effect of the proposed development.
An analysis of the proposed addition was completed for the property in December, 2014. This report determined that the location, design, site plan configuration, and effect of the proposed development are compatible with surrounding uses. As noted above, the addition will not be visible from the street (except with respect to enhancements to its historic integrity) and it complies with all applicable requirements of the Development Code. The adjoining property owners on the north and south have expressed support for the proposal.

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.

Site Design & Architectural Review: While the proposal complies with the quantitative zoning standards noted above, the project is subject to site plan and architectural review by the DRHPC because the residence was constructed prior to 1945 and lies within the Historic Overlay Zone. In this case, because review by the Planning Commission was not necessary, the DRHPC is responsible for reviewing and acting upon the project site plan, building massing and elevations, elevation details, and exterior materials.

CEQA Compliance: As a discretionary project, the proposal is subject to the requirements of the California Environmental Quality Act (CEQA). As previously noted, a historic evaluation, CEQA findings, and Secretary of the Interior Evaluation was prepared for the residence and suggested that it meets the CEQA definition of a historical resource. Pursuant to Section 15331 of the CEQA Guidelines, rehabilitation and additions to an historical resource, may be considered categorically exempt from the provisions of CEQA provided the improvements are consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Class 31 – Historical Resource Restoration/Rehabilitation). Accordingly, an analysis was conducted to determine whether the proposal is consistent with the Standards (refer to attached Historical Evaluation, CEQA Findings, Secretary of the Interior Evaluation of the Property at 116 Chase Street Sonoma, Sonoma County, California, prepared by Juliana Inman Architect). The analysis that the proposed project meets the Secretary of the Interior’s Standards, which means that application is considered to be categorically exempt from CEQA.

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

1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan.
The project complies with the applicable policies and regulations set forth in the Development Code.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code.
The project is consistent with the applicable design guidelines of the Development Code in that the existing residence will be rehabilitated to return integrity to the house. In addition, the new addition will be located behind

the existing structure to not change the appearance of the structure from the public right-of-way (except with respect to enhancements to its historic integrity).

3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.

The project proposes a residential addition, which is consistent with the adjacent development, complies with height and setback requirement.

4. The project will not impair the historic character of its surroundings.

The front and side elevations of the original residence will not be altered, except for minor changes (e.g., window replacement) that will improve its historic integrity. The project includes a proposed residential addition at the back of the residence. This addition will not alter public views of the original residence and it complies with height, setback, coverage and other applicable limitations of the Development Code.

5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

A historic evaluation was conducted for the property, which has been developed with a residence that has been determined to be eligible for listing on the State Register. This evaluation also addressed the proposed addition to the residence and determined that the proposed project, as modified, complies with the Secretary of the Interior's Standards and will actually improve the historic integrity of the residence.

6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone).

In staff's view, the project complies with SMC 19.42 in that the existing structure will be rehabilitated to improve the historic integrity to the house. Furthermore, the new addition will be placed at the rear of the existing structure as to not alter the appearance of the residence from the public right-of-way.

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

The project is not located on a local historic district.

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

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

Commission Discussion

Design and Historic Preservation Review Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or Modifications

Attachments:

1. Project Narrative.
2. Architectural Materials Information.
3. Historic Resources Inventory

2. Historical Evaluation, CEQA Findings, Secretary of the Interior Evaluation of the property at 563 Second Street East Sonoma, Sonoma County, California, dated July, 2014.
3. Elevations.
4. Site and Roof Plan.
5. Elevations

cc:

Chad Everway
233 Chase Street
Sonoma, CA 95476

Juliana Inman Architect
2133 First Street
Napa, CA 94559

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

23 December 2014

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

Design Review and Historic Preservation Commission

RE: 116 Chase Street

Project Narrative:

The existing residence built between 1890 - 1900 is a single family house on a typical lot on the eastside of the City of Sonoma. The house is a one story gable roof cottage with siding and shingles.

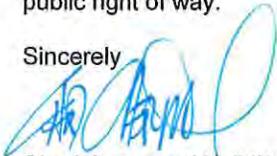
The main house and front porch – “front façade” – will remain intact as seen from the public right of way and no architectural details will be modified or changed.

As part of the ‘rehabilitation’ of the property, we propose to:

- 1) to replace the two (2) existing wood double hung windows with similar style wood double hung windows but double paned to enhance energy conservation
- 2) to replace the non-original window in the gable with one more compatible with the architecture style of the house
- 3) to paint the exterior with a color more complementary to architectural style and fitting with the context of the surroundings given that the existing color is not original

In addition, please refer to the historical report dated December 2014 written by Juliana Inman. We will comply with all its recommendations for a new addition to the already altered rear of the house including having the eave and roof pitch align with the existing eave and roof pitch where visible to the public right of way.

Sincerely



Chad Overway AIA RIBA

HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 4 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

1. Common name: Cook, William Ford and Linda M
2. Historic name, if known: _____
3. Street or rural address 116 Chase (close to vacant lot then barn)
 City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Cook, W. Address: 116 Chase
 City: Sonoma ZIP: 95476 Ownership is: Public Private
5. Present Use: Residence Original Use: Residence
 Other past uses: Same

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
 Gable roof cottage with ship lap siding and several type of shingle under the gable. Decorated sown triangular wood trim with spindles and curved detail under gable. Double window probably added in the 1950's. Extended eaves with rafters and simple large board. Shed roof over raised porch. Decorative sawmill post. Concrete stress and railing around the porch. Detached garage on the side. Pine trees and ivy in front of the house.

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

See City Map Area 13.



UTM (SONOMA QUAD)
 10/547,560/4,238,570
 10/548,700/4,238,420
 10/548,420/4,236,210
 10/547,300/4,236,340

8. Approximate property size:
 Lot size (in feet) Frontage 50
 Depth 150;
 or approx. acreage _____
9. Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered?
11. Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
12. Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

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

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other _____
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1900 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

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

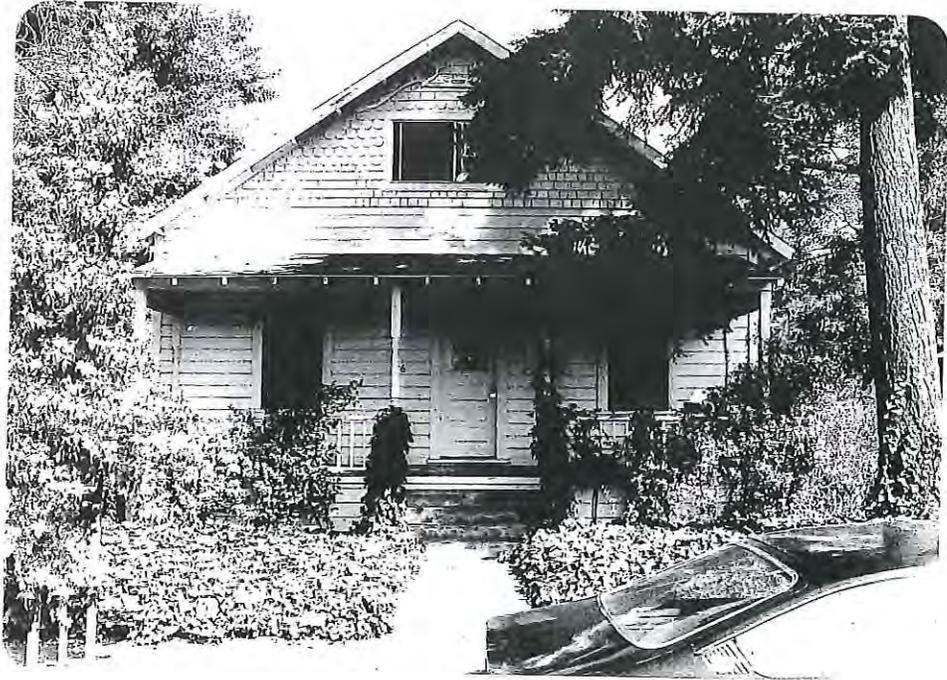
Very appropriate size in the area. Probably the oldest home in this site. Elaborated detail on a simple cottage. Good example of craftsmanship.

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

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

23. Date form prepared: 1978 By (name): Laria W. De Petris
Address: 384 Chase Street City Sonoma ZIP: 95476
Phone: 707-938-5348 Organization: Sonoma League for Historic Preservation

(State Use Only)



**Historical Evaluation, CEQA Findings,
Secretary of the Interior Evaluation
of the Property at 116 Chase Street
Sonoma, Sonoma County, California**

Juliana Inman Architect

December 2014

JAN 07 2015

**Historical Evaluation, CEQA Findings,
Secretary of the Interior Evaluation
of the Property at 116 Chase Street
Sonoma, Sonoma County, California**

Prepared by:
Juliana Inman Architect
License #C14760

Juliana Inman Architect
2133 First Street
Napa, CA 94559
(707) 226-5304

Prepared for:

Chad Overway
233 Chase Street
Sonoma, CA 95476

December 2014

Abstract

This reviewer has reviewed plans for rehabilitation and alterations of the residence at 116 Chase Street prepared by Overway Partners, dated November, 2014, and has visited the site on November 19, 2014. Photographs from that site visit are included in this document as Figures 3-7. There is a previous 1978 Historic Resource Inventory form for the property prepared by Carla De Petris, which is attached.

This study found that The house is an example of a vernacular Victorian cottage, has fair physical integrity and is eligible to retain its listing in the California Register.

Synopsis

Project: Evaluation of the house at 116 Chase Street, Sonoma
Location: 116 Chase Street, Sonoma, Sonoma County, California
APN: 018-352-024
Quadrangle: Sonoma, California 7.5' series
Study Type: Historical, architectural evaluation
Scope: Property specific
Finds: Retains eligibility for the California Register, NRHP 5S1

Project Personnel

This report was prepared by Juliana Inman Architect, who has been licensed to practice architecture in the State of California since 1984, license #C14760. Ms. Inman meets the Secretary of the Interior's standards for historical architecture. Professional experience includes construction experience as Assistant and Full-charge Superintendent of Construction on significant historical buildings such as the North Carolina Governor's Mansion and MacNider Hall School of Medicine (UNC-CH). Historical architectural experience includes projects such as Inglenook tank house welcome center, the Eliza Yount Mansion, the Judge Palmer House, the E.R. Gifford House, the Ingalls House, the Hackett House, the Star Building, David Fulton Winery, Varozza Winery, and the Mansfield Winery. Historical evaluations and preservation plans include projects in Napa County and the cities of St. Helena, Calistoga, Napa, American Canyon, Windsor, Sonoma and Martinez. Ms. Inman is listed in the California Historical Resources Information System.

Juliana Inman served three years on the City of Napa Certified Local Government Cultural Heritage Commission, six years on the Napa County Planning Commission, four years on the City of Napa Planning Commission, and has been an elected Napa City Council Member since 2006, re-elected to a third term in November, 2014. In addition, Ms. Inman was also elected to a third term by the 15 coastal counties as "City" representative on the statewide CALAFCO Board. Ms. Inman served four years as President of Napa County Landmarks, Inc., a 40 year old non-profit historic preservation organization, and currently serves as Board Secretary.

CONTENTS

Abstract.....	i
Synopsis.....	i
Project Personnel.....	ii
Introduction.....	1
Regulatory Context.....	1
Significance Criteria.....	2
Study Procedures.....	2
Historical Setting.....	2
Historic Context.....	4
Evolution of Residential Architecture 1835 to 1950.....	4
Property Description.....	4
Conclusions.....	8
Assessment of Significance.....	8
Assessment of Integrity.....	8
California Environmental Quality Act Findings.....	9
Secretary of the Interior's Standards and Recommendations.....	9
Analysis.....	10
Conclusion.....	12
Materials Consulted.....	12

FIGURES

Figure 1. Project vicinity.....	1
Figure 2. Study location	3
Figure 3. House front.....	5
Figure 4. Gable end detail	6
Figure 5. Porch framing alterations.....	6
Figure 6. Rear of house showing additions.....	7
Figure 7. Garage and lean-to additions	7

INTRODUCTION

Juliana Inman Architect completed an architectural and historical evaluation of the property at 116 Chase Street, Sonoma, Sonoma County, California, as requested by the property owner, Chad Overway. Buildings on the property include an early 20th century dwelling and non-historic garage and outbuilding. In 1979 the Sonoma League for Historic Preservation completed an inventory of historic buildings in Sonoma. The Overway home was included in that inventory and is therefore included in the California Register as a part of the local inventory.

The purpose of this study is to determine if the property meets the criteria for individual inclusion on the California Register based on the eligibility criteria found in Title 14 CCR, §4852. Further, this study determines whether proposed alterations to the property affect its eligibility for listing in the California Register as part of a local inventory, and makes recommendations for preserving and restoring the historic fabric of the resource.

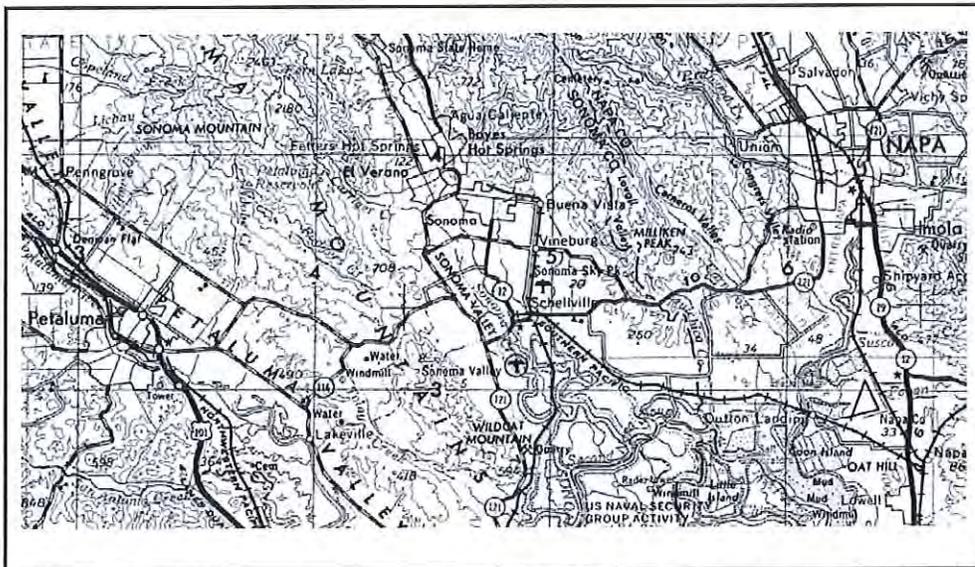


Figure 1. Project vicinity map (source: adapted from the USGS 1980 Santa Rosa 1:250,000 – scale map.)

REGULATORY CONTEXT

This study follows the requirements of the California Environmental Quality Act (CEQA), which mandate that cultural resources be considered as part of the environmental review process. Resources within the study area are inventoried and evaluated in terms of importance. Then an assessment of potential project effects is done for the resources found to be important.

This property was evaluated in December 2014 by Juliana Inman Architect at the request of the property owner, Chad Overway. Determinations of the resource's importance are discussed below. The recommended National Register of Historic Places (NRHP) status code is 5S1, "Not eligible for National Register but of local interest because the resource: Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation."

Significance Criteria

According to California Environmental Quality Act (CEQA) regulation, historic resources are automatically eligible for the California Register if they have been listed in and determined eligible for the National Register of Historic Places (NR) or the California Historic Landmarks program. Historic resources included in historic resource inventories prepared according to the California State Office of Historic Preservation (SHPO) guidelines (and included in the State Inventory of Historic Resources) or designated under county or city historic landmark ordinances are presumed eligible if the designation occurred during the previous five years. Designations and surveys over five years old must be updated before their eligibility can be considered.

The criteria for eligibility for listing in the National Register are virtually the same as for the California Register. To meet the National Register standards, a property must meet these same criteria, be associated with an important historic context, and retain the historic integrity of features that convey significance (National Park Service, 1991).

The importance of a resource is measured in terms of criteria for inclusion on the California Register (Title 14 CCR, §4852) listed below. An important historical resource is one which:

1. 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.
2. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance.

The California Register regulations define “integrity” as “the authenticity of an historic resource’s physical identity, evidenced by the survival of characteristics that existed during the resource’s period of significance” (State Office of Historic Preservation, 1997). These regulations specify that integrity is a quality that applies to historic resources in seven ways: location, design, setting, materials, workmanship, feeling and association. A property must retain most of these qualities to possess integrity. An Assessment of Integrity is included below.

STUDY PROCEDURES

In reviewing this resource, a previous study completed by Carla De Petris in the 1978 survey prepared by the Sonoma League for Historic Preservation was relied upon. In addition, online databases such as the Online Archive of California was searched. A detailed field examination of the resource was conducted on November 19, 2014. Photographs were taken on November 19, 2014. Alterations to the resource were noted and described in the Property Description section of this report.

HISTORICAL SETTING

The house at 116 Chase Street is located 0.1 miles east of the historical plaza in downtown Sonoma, as shown in Figure 2. This area was once part of the Mission San Francisco Solano de

Sonoma, the “Sonoma Mission.” This was the last and northernmost of the 21 missions established in California by Franciscan missionaries between 1769 and 1823.

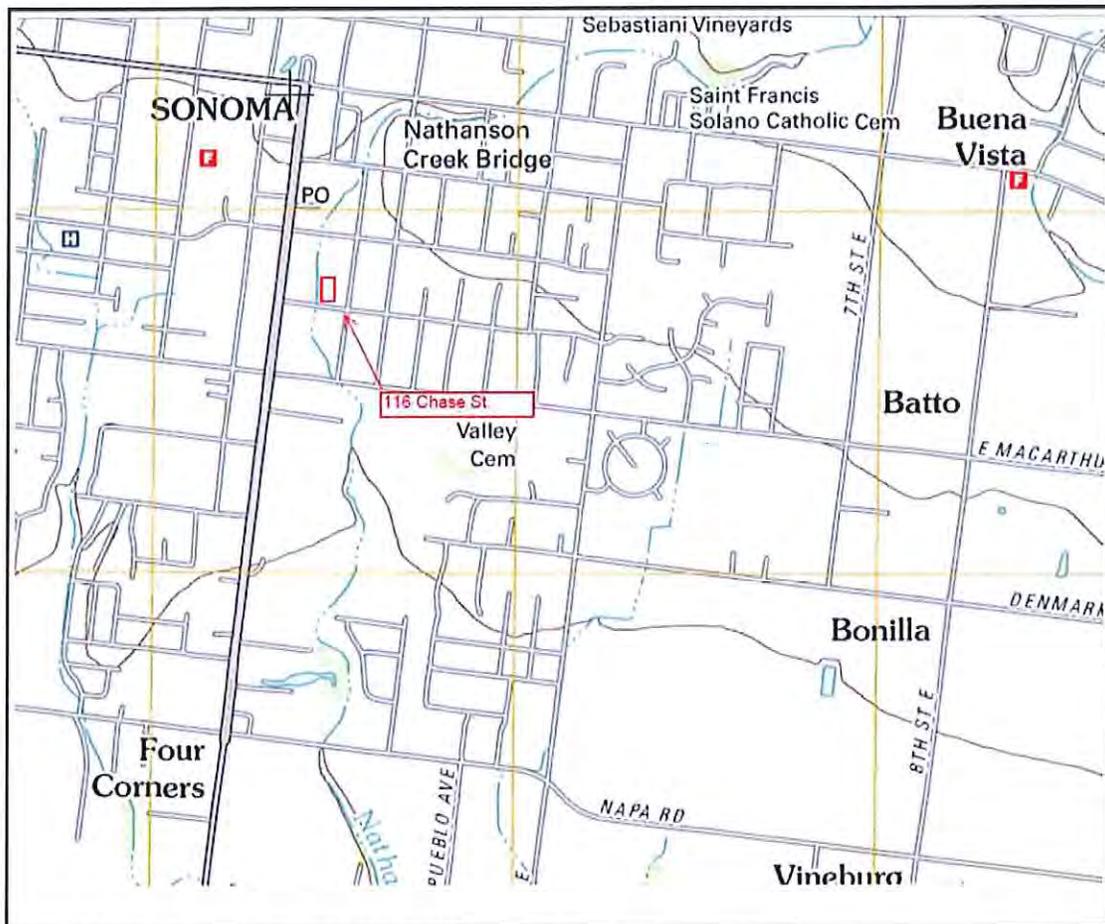


Figure 2. Study location (source: USGS 1980 Sonoma 7.5' map.)

General Mariano Vallejo, former *Commandante* of the San Francisco Presidio, established the pueblo at Sonoma. Vallejo was made *comissionado* of the Mission San Francisco de Solano by the Governor Jose Figueroa in 1834 after failed attempts at establishing missions in Petaluma and Santa Rosa.

As the Mexican pueblo of Sonoma grew and prospered between 1835 and 1846, American men moved into the region and married into prominent Mexican families, establishing landowner status, American land use attitudes, and American business practices. Throughout California this pattern was repeated, and the Mexican government's hold was weakened throughout the region. During the mid-1840s, the United States government actively pursued nonviolent acquisition of California as a U.S. territory. In early 1846, disgruntled Americans in the Sacramento Valley rallied around U.S. explorer John C. Fremont and in June of that year, a group of men seized Mariano Vallejo and imprisoned him in Sacramento. A crude flag with the image of a bear was raised in the Sonoma plaza, giving rise to the name Bear Flag Revolt. The year 1846 marked the end of Mexican domain and the beginning of the American era in Sonoma, and in September 1850, the Mexican pueblo of Sonoma officially became a United States town when California was admitted to the union. The town was originally laid out by Mariano Vallejo in 1835. In 1848, date of the Treaty of Guadalupe Hidalgo, Sonoma became part of the United States and this marked the end of Mexican government of the region.

After the beginning of the American era in Sonoma, Surveyor, Jasper O'Farrell prepared a plat of the town in 1850 dividing Sonoma into small "town lots" and various sized "out lots."

HISTORICAL CONTEXT

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. The house can best be evaluated within the context of the *Evolution of Residential Architecture, 1835 to 1950*.

Evolution of Residential Architecture, 1835 to 1950

Residential architecture in Sonoma includes a wide range of architectural styles reflecting the lives of many economic classes. The earliest dwellings were adobe houses and rustic cabins built from locally available materials.

Life in early Sonoma revolved around the mission and establishing a military presence. After the missions were secularized in 1834 and lands began to be parceled out to private citizens, adobe houses were built, primarily around the plaza. Two notable adobe homes in Sonoma are the former Jacob P. Leese and Salvador Vallejo adobes. Salvador Vallejo built a two-story adobe the same year and resided there for about 10 years. Both of these homes still exist and have been converted to commercial use.

In the mid-19th century, people from all over the world flocked to California due to the discovery of gold at Sutter's Mill in Coloma, California. Over 300,000 people flooded into the sparsely populated territory. Prior to the Gold Rush, life in California revolved around ranching on a grand scale, with vast acres of land tied up in Mexican *ranchos*. *Rancho* homes were typically made of adobe-brick, often one-storied, and L- or U-shaped or built around a courtyard.

As Sonoma grew with the influx of new residents, homes became more sophisticated. Architecturally defined styles such as the Italianate, Second Empire, Gothic, Greek Revival, Queen Anne, and Craftsman are well represented, as are vernacular forms carpenter built homes.

In addition, "Builder Style" or vernacular working-class homes were widespread throughout the United States, chiefly because they were promoted by pattern book designers, constructed in great numbers by early developers, and were readily available through mail-order catalogs after about 1908.

Sonoma's existing housing stock followed a similar evolution in residential design and construction. Homes became more sophisticated, and while some neighborhoods reflect affluence and social stature through high-style homes, most do not. Sonoma's housing inventory includes many modest homes belonging to those who worked in stores, factories, canneries, and support industries. These houses tend to be small, wood-frame vernacular buildings that exhibit few architectural details.

PROPERTY DESCRIPTION

The main house on the site is a vernacular one-story, gable front wood-framed cottage that has been altered. The siding on the house is original "V-rustic" redwood siding. Original one over one windows remain at the front and sides of the house, but many window and door alterations and additions have been made at the rear and kitchen areas of the house. This reviewer's estimate of date of construction is 1890-1900 +/-.

There is a full front porch which has been altered with vertical dog-eared panels at the roof edge, replacement floor, replacement roof, replacement rails and balusters and original turned wood columns, See detail in Figure 5. The front door may be original and was shown in the photograph included in the 1978 Historic Resources Inventory form.

The varied shingle design of square cut and fish scale patterns in the gable end of the house is not original. In the 1978 photograph, a wide horizontal sliding window had been inserted into the gable end, and the patterned shingles added to the gable end. Since that time, a tripartite divided light window was added to this gable front of the house. This reviewer's educated opinion is that the original gable front window was a single window or possibly a small double window in the style of the other one over one windows in the original facade, see Figure 3. The 1978 photograph also shows a decorative barge board or verge board detail that has been removed. This may have been another “faux” Victorian detail added before the 1978 photograph.

There is paint shadow evidence of decorative corner brackets flanking the original turned columns on the porch. These brackets were removed prior to the 1978 photograph.

The rear gable end window of the house has been altered to match the front window, but original siding appears to remain, see Figure 6.



Figure 3. Front of the house at 116 Chase St., 11-19-14.



Figure 4. Gable end detail.



Figure 5. Porch framing alterations and dog-eared enclosure.



Figure 6. Rear of house showing additions and gable end alteration.

The garage and lean-to additions are not historic and have been substantially re-built or altered in the past twenty years.



Figure 7. Garage and lean-to additions

The owner proposes a contemporary addition at the rear of the house.

The reviewer recommends that the small (approximately 3'-0") addition to the back porch/bathroom area that is visible from the public right of way seen in Figure 5 retain the eave line of the existing house and have a similar roof pitch. The architect for the project submitted a revised drawing showing this detail as recommended.

This reviewer recommends that the house retain its current form as viewed from the public right of way, keeping the proposed additions and alterations at the already modified rear of the house.

CONCLUSION

The purpose of this evaluation is to determine if the dwelling on this property is historically significant based on the California Register criteria. A resource acquires significance with its association with an important event or pattern of history; through association with an important person; because it represents a particular type, period, region, or method of construction, the work of a master, or possesses high artistic values; or because it contains information that can be studied to enhance our understanding of history.

In addition to meeting at least one of these criteria, eligibility for listing in the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance.

Assessment of Significance

After examining the site, studying the research and reports on this property, the following conclusions were reached regarding individual significance of this dwelling using the four California Register criteria. Note that the residence is already included in the California Register due to its inclusion in the Sonoma Historic Resource Inventory:

Criterion 1

“Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.” In order to be considered important under Criterion 1, the property must be able to convey its importance in events or patterns that are significant in federal, state, or local history. This property is not directly tied to a particular event or pattern of events and **does not meet Criterion 1** for inclusion on the California Register.

Criterion 2

“Associated with the lives of persons important to local, California or national history.” This property is not associated with persons noted to be important to local, state or national history, so **does not meet Criterion 2.**

Criterion 3

“Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.” The architectural significance of this house is recognized as a good example of a vernacular Victorian cottage, in “fair” condition. This is discussed further under Assessment of Integrity below. **Currently the property meets Criterion 3 as a good example of a vernacular Victorian cottage.**

Criterion 4

“Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.” Since Criterion 4 generally applies to archaeological resources or to resources that provide information about construction details that cannot be obtained in other ways, this property **does not meet Criterion 4.**

Assessment of Integrity

The California Register regulations define “integrity” as “the authenticity of an historic resource’s physical identity, evidenced by the survival of characteristics that existed during the resource’s period of significance” (State Office of Historic Preservation, 1997). These regulations specify that integrity is a quality that applies to historic resources in seven ways:

location, design, setting, materials, workmanship, feeling and association. A property must retain most of these qualities to possess integrity.

1. Location: The house is in its original location so retains integrity of location.
2. Design: The dwelling is altered by changes to the gable front elevation, gable window alteration, removal and inappropriate replacement of the porch roof, rake walls, floor, railing and decorative brackets. The house does not retain integrity of design.
3. Setting: The setting in this early 20th Century neighborhood retains excellent integrity, even though there are some new infill residences.
4. Materials: This dwelling retains integrity of materials since it retains most of its original siding, many of the original windows, and the original turned wood porch columns.
5. Workmanship: Due to the loss of original materials and their construction methods, integrity of workmanship is lost.
6. Feeling: The overall form of the dwelling is still communicated from the public right of way, and the single family residential neighborhood feeling retains excellent integrity.
7. Association: The association of the dwelling within this historic neighborhood context remains, as well as the relationships between the adjoining buildings and the early 20th century aesthetic. This property retains integrity of association.

The dwelling at 116 Chase Street retains integrity of location, setting, materials, feeling, and association and lacks integrity of, workmanship, and design. Overall the property retains five of seven qualities of integrity.

California Environmental Quality Act Findings

The dwelling at 116 Chase Street meets Criterion 3 for inclusion on the California Register and retains adequate integrity to convey a sense of its significance or importance.

Secretary of the Interior's Standards Compliance and Recommendations

Local governments in California generally reference compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in the design review conditions and/or negative declaration for projects. Compliance with these guidelines avoids any negative impacts on the existing buildings.

According to the introduction of these standards:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The introduction further states:

... As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or

destroy materials, features or finishes that are important in defining the building's historic character.

And the final introductory statement:

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Analysis

Work described in the drawing prepared by Overway Partners Architects, dated November, 2014 conforms to *The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings*. Included with the comment is a citation of the Standard or guideline language involved, and specific recommendations are in **boldface**:

1. ***Standard 1** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Use as a single family residence will be retained.

2. ***Standard 2** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The alteration of the building is described under Standard 9 below. Historical material will be retained.

3. ***Standard 3** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No features from other buildings will be added. No conjectural features are proposed. New construction does not create a false sense of historical development. No inappropriate light fixtures, finishes or materials will be added.

4. ***Standard 4** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Existing alterations that have become part of the historic fabric of the building will remain. Non-historic rear additions from 1980-present will be changed according to Standard 9. **Shingles added in the 1960's to the front gable may be removed without affecting the integrity of the house.**

5. ***Standard 5** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Distinctive features and finishes will be not be removed. Original wood siding will remain unless rotted or deteriorated. **It is recommended that rotted or damaged siding be replaced according to Standard 6.**

6. ***Standard 6** Deteriorated historic features shall be repaired rather than replaced. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and,*

where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Replacement of historic materials will be done where original material has been broken, lost or weathered to an extent making repair infeasible. Replacement features will match the old in design, color, texture, visual qualities, and material.

Current paint color of the house is not original, and re-painting in a color closer to the original color will not affect the historic integrity of the house.

7. *Standard 7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No sand blasting or chemical treatments are proposed.

8. *Standard 8 Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures must be taken.*

Sonoma County standard archeological mitigation measures should apply to all ground disturbing activities on the site.

9. *Standard 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment.*

The building alterations in this setting hinge on this standard. New construction should be respectful of the historic building, while at the same time avoiding creating a false sense of what is historic on the site. The standards and guidelines allow for a wide range of design options and styles.

The rear of the house is a non-character defining elevation of the house. The Guidelines further recommend:

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Designing new additions in a manner that makes clear what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Since the primary work proposed on the property is an addition to the already altered rear of the house and the non-historic garage, not visible from the public right of way, there is no impact on the historic resource. **This reviewer recommends that the small roof of the porch/bathroom addition visible from the public right of way have an eave that aligns with the existing eave and roof pitch similar to the existing roof pitch. A contemporary addition to the house is permitted under standard 9. Asphalt shingle roof material is recommended for the main house.**

10. *Standard 10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Since the proposed addition and alterations are being made to an extensively altered rear elevation of the building, the essential form and integrity of the building remains. No removal of historic material is proposed, and removal of the addition in the future would not damage the historic fabric of the building. The new addition will replace the existing addition and will not further alter the historic house.

CONCLUSION

Work in the proposed project meets the Secretary of the Interior's Standards.

MATERIALS CONSULTED

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. California CEQA Guidelines, amended 1 February 2001.
3. California CEQA Statute, amended 1 January 2002.
4. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
5. California Department of Parks and Recreation "Historic Resource Inventory", DPR 523 form, UTM (Sonoma Quad), City Map Area II, Sonoma Historic Preservation League, April 1978.
6. How to Apply the National Register Criteria for Evaluation Bulletin, U.S. Department of the Interior, National Park Service, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton, (1990, Revised 1997, Revised for Internet 2002).
7. Instructions for Recording Historical Resources, California Office of Historic Preservation, March 1995.
8. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.
9. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (1995), Weeks and Grimmer.

Architectural Materials Information

For

Chase Street Residence
116 Chase Street
Sonoma, CA 95476

23 December 2014

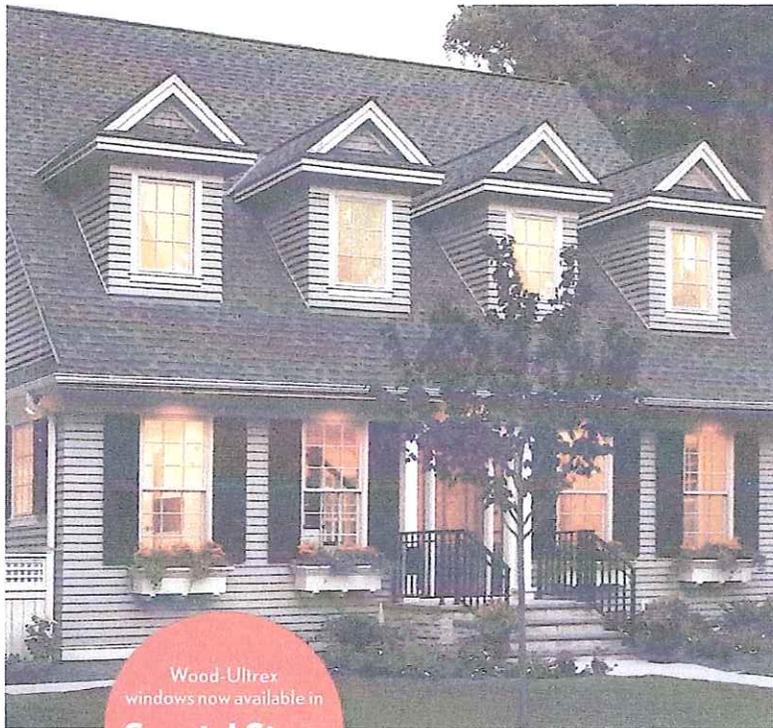
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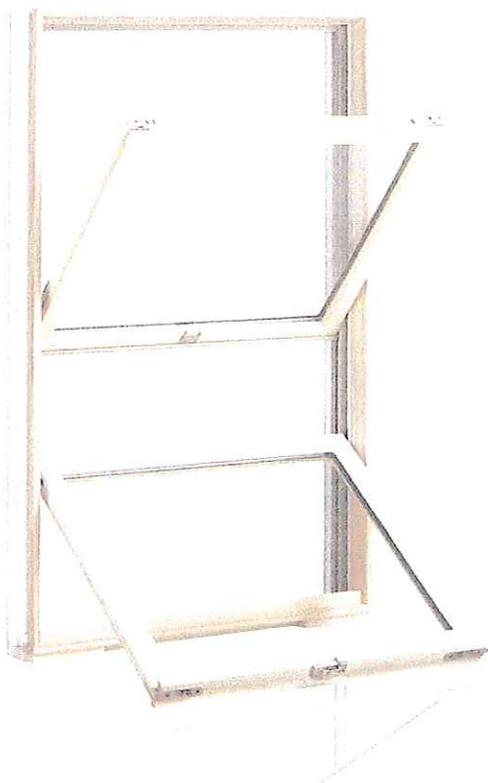
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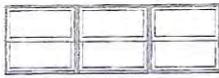
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Min. Opp. (mm)
Frame Size (mm)

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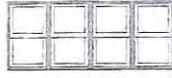
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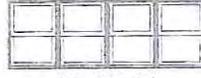
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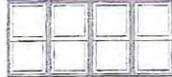


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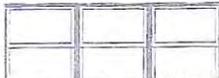


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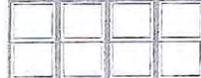
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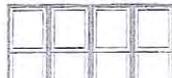


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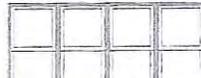
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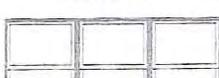


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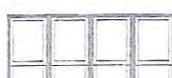


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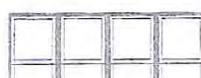
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ITDH2252 4W



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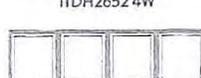
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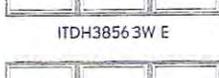


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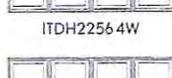


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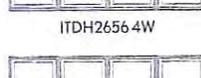
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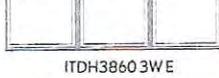


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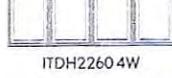


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ITDH2264 4W



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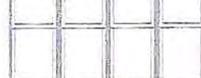
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ITDH2268 4W



ITDH2668 4W

6-0 (1829)
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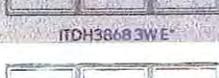


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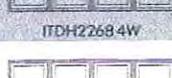


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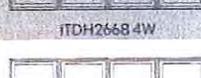
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ITDH2276 4W



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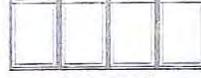
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ITDH3880 3W E



ITDH2280 4W



ITDH2680 4W

Details and Elevations not to scale.

Special sized units available within product size matrix. See you Integrity retailer.

Optional Double Hung Grilles, GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 45.

When ordering 6 7/16" (167 mm) jambs, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

☐ = Available in Cottage Style with unequal sash. Cottage Style Glass size (min) 36 3/4" (933) / 24 3/4" (629).

* Cottage Style in these sizes do not meet egress.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory milled.

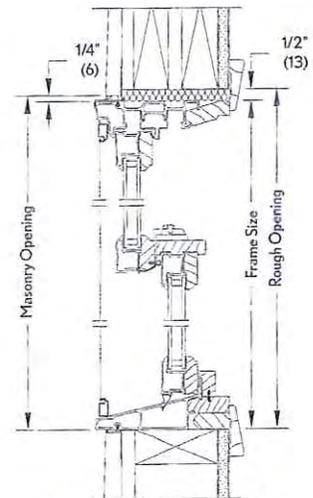
MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4"
Maximum up to 5 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 84" x 92"
Maximum up to 3 units wide by 5 units high.

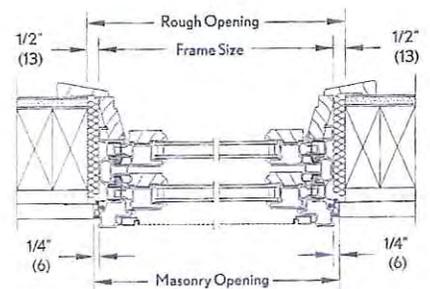
Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Integrity from Marvin representative for more information.

Construction Details



Operator Head Jamb and Sill



Operator Jamb

Composite Roof Shingles



English
(http://www

Roofing Home (/) > Residential Products (/Roofing/Residential/Products) > Shingles (/Roofing/Residential/Products/Shingles) > Timberline (/Roofing/Residential/Products/Shingles/Timberline) > Natural Shadow (/Roofing/Residential/Products/Shingles/Timberline/Natural_Shadow) > Features (/Roofing/Residential/Products/Shingles/Timberline/Natural_Shadow/Features)

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Features the classic Natural Shadow® effect. Lends any home a subtle, even-toned look with the warmth of wood

▪ **Safer...**

Class A fire rating from Underwriters Laboratories, the highest rating possible

- **High Performance...**

Designed with Advanced Protection® Technology, which minimizes the use of natural resources while providing superior protection for your home (visit www.gaf.com/aps (/aps) to learn more)

- **Stays In Place...**

Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph ([See Details](#))

- **Peace Of Mind...**

Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years ([See Details](#))

- **Perfect Finishing Touch...**

Use Timbertex® Premium Ridge Cap Shingles (in the West, use Ridglass® Premium Ridge Cap Shingles)

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- **More Referrals...**

People will know that you're installing North America's #1-selling laminated shingles!

- **Less Chance of Call-Backs...**

Durable, wind-resistant shingles carry a 130 mph ltd. wind warranty!

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





Specifications

- Fiberglass Asphalt Shingle
- Lifetime Ltd. Transferable Warranty [\(See Details\)](#)
- Smart Choice® Protection for the first 10 yrs.
- 130 mph Ltd. Wind Warranty [\(See Details\)](#)
- StainGuard® algae discoloration ltd warranty (available in most areas)
- Listed Class A Fire – UL 790
- ASTM D7158, Class H
- ASTM D3161 Type 1, Class F
- ASTM D3018 Type 1
- ASTM D3462 [\(See Details\)](#)
- CSA A123.5-98 [\(See Details\)](#)
- ICC Approved [\(See Details\)](#)
- Florida Building Code approved
- Texas Department of Insurance approved [\(See Details\)](#)
- Approx. 64 Pieces/Sq.
- Approx. 3 Bundles/Sq.
- Approx. 256 Nails/Sq.
- Exposure: 5 5/8"



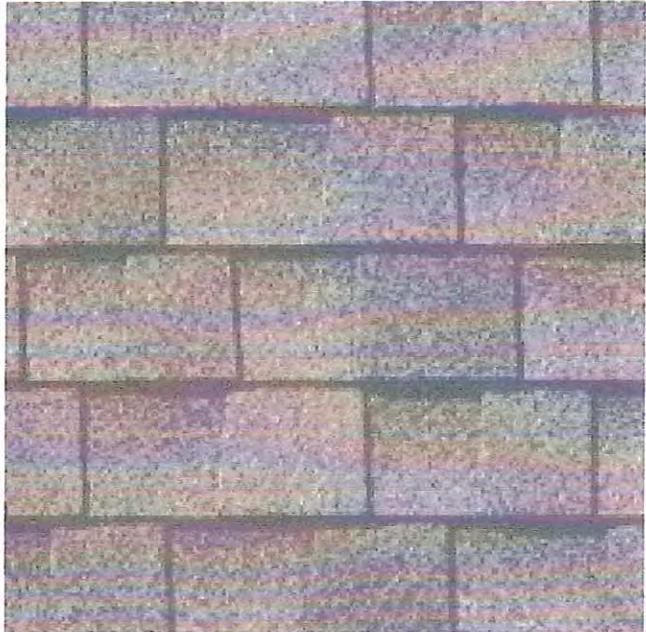
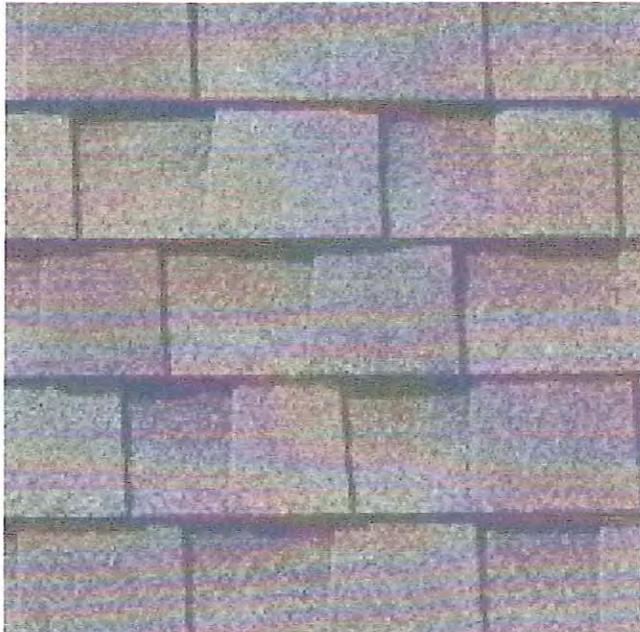
Get Automatic Lifetime Protection On Your Timberline® Natural Shadow® Shingles and Your Entire GAF Roofing System!



What Is The Lifetime Roofing System? [\(/Roofing/Residential/Products\)](/Roofing/Residential/Products)

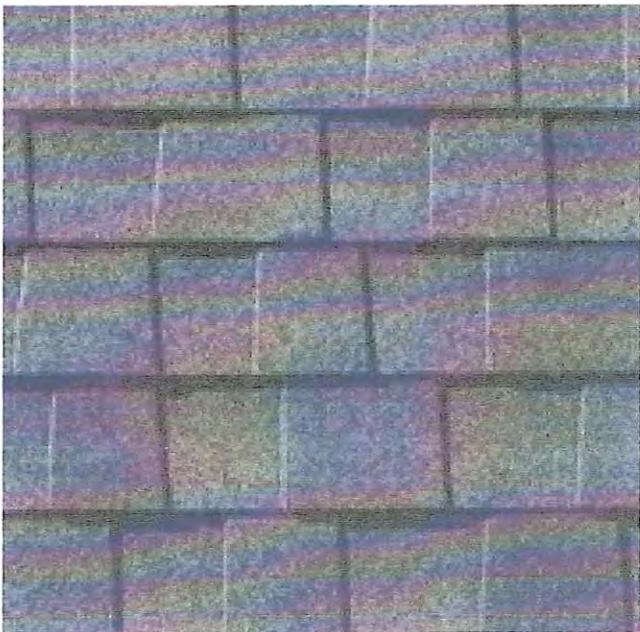
Colors Available In The Sonoma Area 95476

Wrong City? Change Location



(/Residential_Roofing/Shingles/Timberline_Natural_Shadow/Timberline_Natural_Shadow-Weathered-Wood.jpg)
Timberline Natural Shadow - Weathered Wood

(/Residential_Roofing/Shingles/Timberline_Natural_Shadow/Timberline_Natural_Shadow-Barkwood.jpg)
Timberline Natural Shadow - Barkwood



(/Residential_Roofing/Shingles/Timberline_Natural_Shadow/Timberline_Natural_Shadow-Charcoal.jpg)
Timberline Natural Shadow - Charcoal

(/Residential_Roofing/Shingles/Timberline_Natural_Shadow/Timberline_Natural_Shadow-Shakedown.jpg)
Timberline Natural Shadow - Shakedown

GAF Residential Roofing Shingles & Accessories

- Roofing Shingles (/Roofing/Residential/Products/Shingles)
- Slate Roofing - TruSlate[®] (<http://www.truslate.com/>)
- Designer Roofing Shingles (/Roofing/Residential/Products/Shingles/Designer)
- Timberline[®] Architectural Roofing Shingles (/Roofing/Residential/Products/Shingles/Timberline)
- 3-Tab Shingles (/Roofing/Residential/Products/Shingles/3_Tab)
- Attic Vents & Roof Ventilation (/Roofing/Residential/Products/Roof_Vents)
- GAF Lifetime Roofing System (/Roofing/Residential/Products)
- Roof Warranty Information (/Roofing/Residential/Warranty_Information)
- Register Your Warranty (<http://apps.gaf.com/WarrantyRegistration>)
- For Residential Architects & Specifiers (/Architects_Specifiers)
- For Residential Roofing Contractors (/Building_Professionals)
- GAF Document & Spec. Library (/Document_Library)
- GAF PromoClub (/PromoClub)
- GAF ContentBuilder (/ContentBuilder/New)

Plan Your Residential Roofing Project

- Do I Need A New Roof? (/Roofing/Residential/Key_Danger_Signals)
- GAF Roof Wizard (/Roofing/Residential/Roofing_Wizard)
- Virtual Home Remodeler (/Roofing/Residential/Virtual_Home_Remodeler)
- GAF & Designing Spaces Roofing Guide (Video) (/Video_Library/O_q1sj6mqb)
- Shingle Style Guide (/Roofing/Residential/Shingle_Style_Guide)
- Document, Specs., Tech. Details (/Document_Library)
- Green Roofing (/Roofing/Commercial/Green_Roof_Central)
- Glossary of Roofing Terms (/Roofing/Residential/Glossary_Of_Roofing_Terms)
- Where to Buy GAF Products (/Roofing/Residential/Distributors_Retailers_Dealers)
- Find a Master Elite[®] Roofing Contractor (/Roofing/Residential/Contractors/Search)
- Roofers, Contractors & Companies (/Roofing/Residential/Contractors)
- GAF Video Library (/Video_Library)
- DIY Center | Do It Yourself (/Roofing/Residential/DIY)

GAF Commercial Roofing Products & Accessories

- Commercial & Flat Roofing Systems (/Roofing/Commercial/Products/Systems)
- Asphaltic Accessories (/Roofing/Commercial/Products/Asphaltic_Accessories)
- Built-Up Roofing (/Roofing/Commercial/Products/Built-Up_Roofing)
- Modified Bitumen Roofing Products & Systems (/Roofing/Commercial/Products/Modified_Bitumen_Roofing_Products_Systems)
- Single-Ply Roofing Systems (/Roofing/Commercial/Products/Single-Ply_Roofing_Systems)
- TPO Roofing (/Roofing/Commercial/Products/TPO_Roofing)
- Liquid-Applied Roofing (/Roofing/Commercial/Products/Liquid-Applied_Roofing)
- Specialty Roofing Products (/Roofing/Commercial/Products/Specialty_Roofing_Products)
- Roof Insulation & Fastening (/Roofing/Commercial/Products/Roof_Insulation_Fastening)
- Adhesives, Primers & Sealants (/Roofing/Commercial/Products/Adhesives_Primers_Sealants)
- Flat Roofing Products (/Roofing/Commercial/Products/Flat_Roofing_Products)
- Flat Roof (/Roofing/Commercial/Products/Flat_Roof)
- Commercial Property Owners & Managers
- Commercial Architects & Specifiers (/Architects_Specifiers)
- For Commercial Roofing Contractors (/Building_Professionals)
- Guide to Low Slope Systems (/Roofing/Commercial/Products/Guide_to_Low_Slope_Systems)
- Green Roof Central (/Roofing/Commercial/Products/Green_Roof_Central)
- How Maintenance Saves Valuable Dollars (/Commercial_Roofing_Systems/Roofing_Maintenance)
- GAF Video Library (/Video_Library)
- GAF Document & Spec. Library (/Document_Library)
- Where to Buy GAF Products (/Roofing/Commercial/Products/Where_to_Buy_GAF_Products)
- Find a Master Select[™] Roofing Contractor (/Roofing/Commercial/Products/Find_a_Master_Select_Roofing_Contractor)

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Exterior Siding



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Primed Finger Joint Bevel

Finger Joint Primed Bevel

Clear Finger Joint Primed Pine Bevel Siding is a perfect product for painting. It is pre-primed for your convenience with two coats of high quality factory applied primer. There are no knots to bleed through your final top coat of paint, making this a great product for painting.

Also, if you later decide to change the color, it repaints better than most fake wood products. It is recommended that you top coat with a high quality latex paint for years of dependability.

This Clear Finger Joint Primed Pine Bevel Siding can be used either with the rough side exposed or the smooth side exposed.

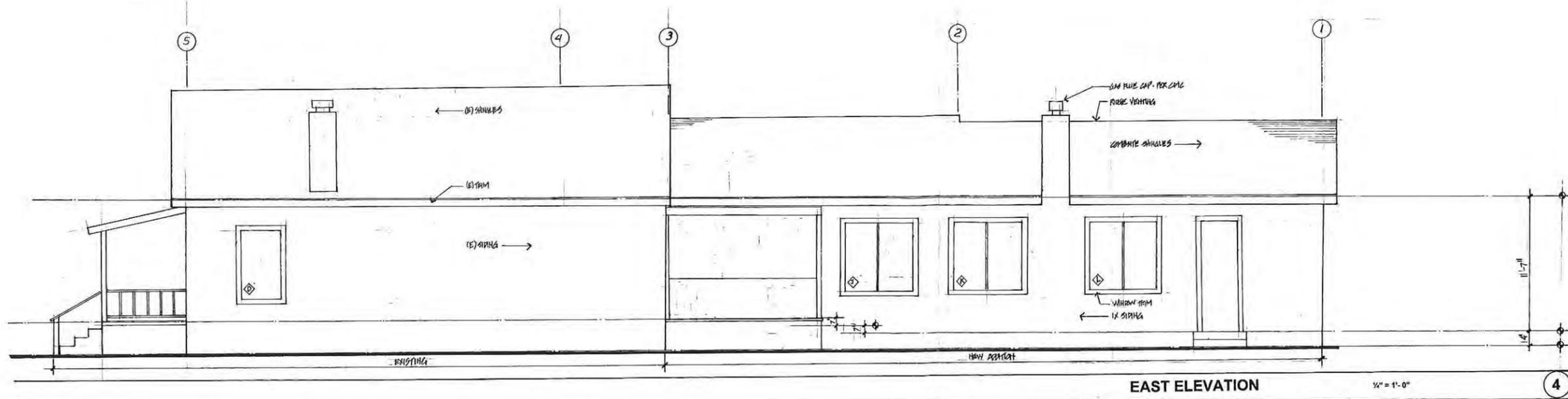
This product has a history of many years of proven durability. It also has better stability than many fake wood products.

It is recommended that you use stainless steel nails to prevent rust spots. The bevel siding is minor bundled with ten pieces per bundle making it easier to handle. There is an end cap on the ends of the bundles with installation instructions.

This product is ideal for applications requiring durable, knot-free trim boards for above-ground use.



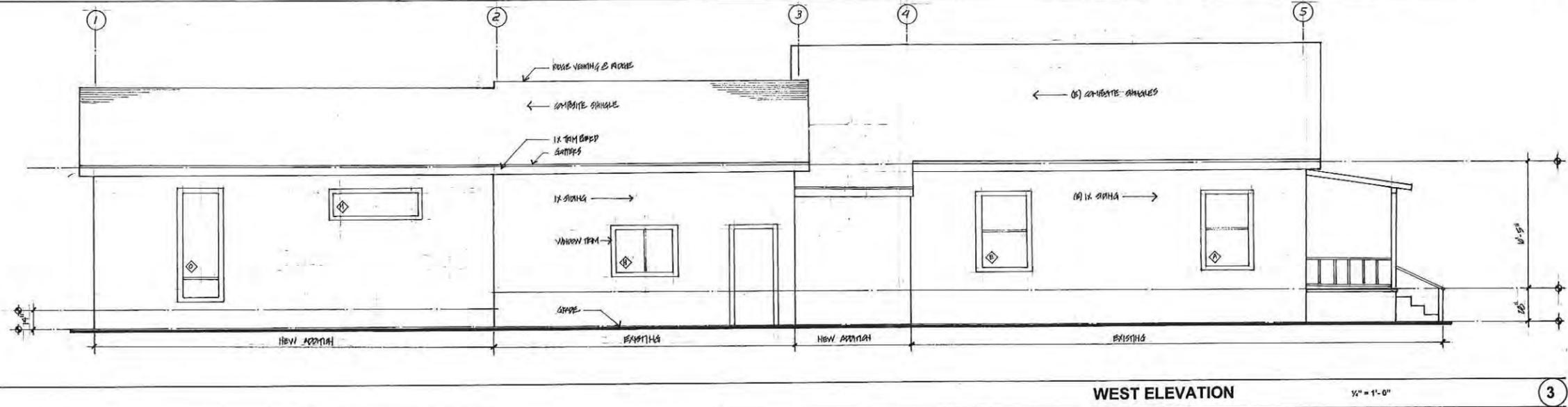
MADISON LUMBER MILL P.O. BOX 224 WEST OSSIPEE, NH 03890
 TELEPHONE: (603) 539-4145 FAX: (603) 539-4441



EAST ELEVATION

1/4" = 1'-0"

4



WEST ELEVATION

1/4" = 1'-0"

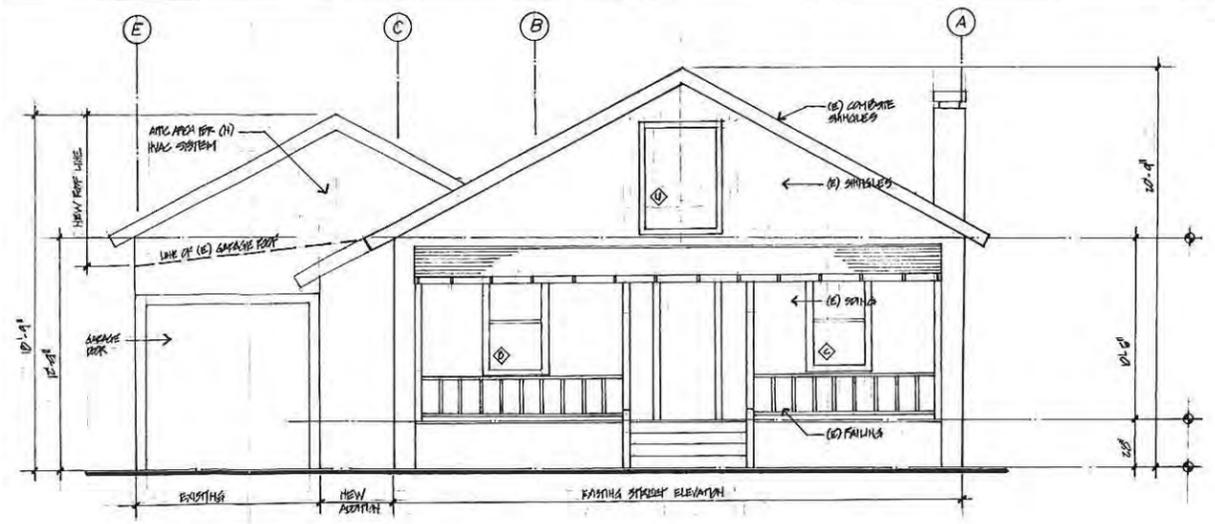
3



NORTH ELEVATION

1/4" = 1'-0"

2



SOUTH ELEVATION

1/4" = 1'-0"

1

Project Information:
 Chase Street Residence
 116 Chase Street
 Sonoma, CA 95476
 Parcel No. 018-352-024

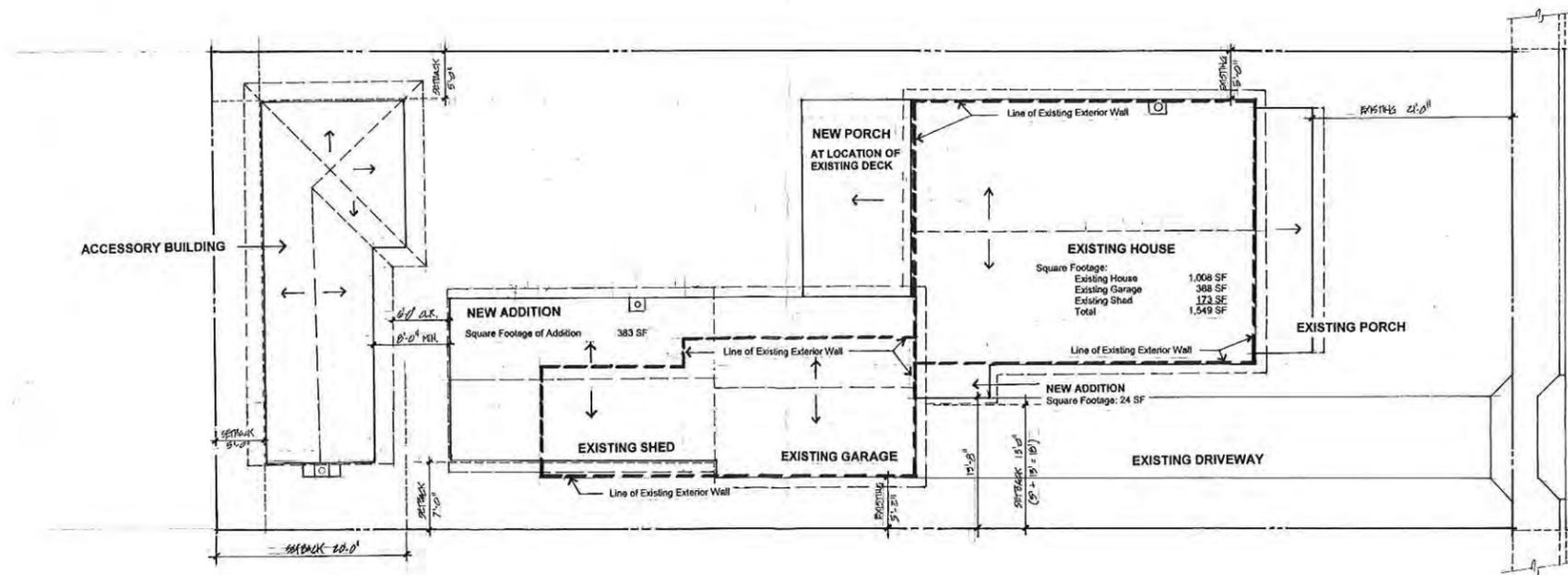
OVERWAY PARTNERS ARCHITECTS

233 Chase Street, Sonoma, CA 95476 | 415.987.8059

Project No. 902014.07
 Date:
 Scale: As Noted
 Revisions:

A3

DEC 23 2014



CHASE STREET

Project Information:
 Chase Street Residence
 116 Chase Street
 Sonoma, CA 95476
 Parcel No. 018-352-024

OVERWAY PARTNERS ARCHITECTS

233 Chase Street, Sonoma, CA 95476 | 415.987.8059

Project No. 902014.07
 Date:
 Scale: As Noted
 Revisions:

SITE & ROOF PLAN

1/8" = 1'-0"

1

A1

DEC 23 2014

January 16, 2015
Agenda Item 5

MEMO

Date: January 16, 2015
To: Design Review and Historic Preservation Commisison
From: Associate Planner Atkins
Subject: Nicora Place Design Reveiw (821-845 West Spain Street).

The staff report for the Nicora Place Design Review submittal can by view at the following address: <http://www.sonomacity.org/default.aspx?Pageid=455>.



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

DRHPC Agenda 6
Item:

Meeting Date: 01/20/15

Applicant

Anne and Jeff McKibben

Project Location

921 Broadway

Historical Significance

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

Year Built: ±1954

Request

Consideration of building elevation details, exterior color and materials, and outdoor lighting for a mixed-use building (CocoPlanet) located at 921 Broadway.

Summary

Background: On December 11, 2014, the Planning Commission considered and approved a Use Permit to remodel and convert the commercial building at 921 Broadway to allow for the production and retail sale of chocolates (see attached approval letter and conditions of approval).

Exterior Materials & Details: While the general form and footprint of the building would be maintained, a number of exterior alterations are proposed, including a new façade treatment with elimination the existing porch roof, a new storefront entry, a rainwater harvesting feature projecting from the middle of the building, new corrugated metal siding, and standing seam roofing. Modifications to the building elevations consist of the following:

- *East elevation:* remove two windows and a door, install new natural stone veneer (“Craftsman” style stacked stone in a Placer gold color), install new Kawneer storefront framing (with clear glass glazing and clear anodized aluminum frames (silver in color), and install new corrugated metal siding (Galvalume plus in color).
- *North elevation:* new Kawneer storefront framing (with clear glass glazing and clear anodized aluminum frames (silver in color) (including storefront entry) new corrugated metal siding, a new rainwater harvesting feature, and a new garage door (modern aluminum and glass).
- *West elevation:* a new window, new corrugated metal siding, and a new garage door (modern aluminum and glass).
- *South elevation:* new corrugated metal siding.

In addition, a new standing seam metal roof for the entire building is proposed, Roman blue in color. Specification sheets on the garage doors, roofing material, corrugated metal siding, and stone veneer are attached for consideration. As of the date of the staff report manufacturer specification sheets have not been submitted for the new windows.

Exterior Colors: A color scheme using subtle colors that reflect the company’s colors and design philosophy has been put forward for the DRHPC’s consideration. The standing seam metal roof is proposed to be Roman blue in color and the color for the corrugated metal siding is Galvalume plus. The stone veneer is proposed to be Placer gold in color. Color samples are attached and a color board will be presented by the applicants at the upcoming DRHPC meeting.

Exterior Lighting: As indicted on the attached lighting plan, two each deck lights are proposed for the new low sign wall (details on the low sign wall will be included with the future sign application). The deck lights are proposed to be illuminated from 6 p.m. to 10 p.m. In addition, as indicated on the attached lighting plan 37 each solar walk lights are proposed on the west, north, and east portions of the property. The solar lights are proposed to be illuminated from dusk to dawn. Normal business hours are from 8 a.m. to 7 p.m. daily, with invitation only events associated with the business until 11 p.m.

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, the Design Review and Historic Preservation 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).
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
8. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

Signs: As required by the Use Permit conditions of approval (number 13), proposed signs and low sign wall shall be subject to Planning Department staff or the DRHPC as applicable.

Landscaping: As required by the Use Permit conditions of approval (number 10), the applicant will be submitting a landscape plan (including fences, walls, and pavers) for the DRHPC's consideration at a later date.

Trash enclosure area: As required by the Use Permit conditions of approval (number 12), the applicant will be submitting a trash enclosure plan for the DRHPC's consideration at a later date.

Bicycle parking: As required by the Use Permit conditions of approval (number 9), the applicant will be submitting a proposal for bicycling parking at a later date.

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

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or Modifications

Attachments

1. Project narrative
2. Use Permit conditions of approval, dated December 19, 2014.
3. Management summary of a Historical Evaluation of the building at 921 Broadway in Sonoma, Sonoma County, California.
4. Pictures of existing building.
5. Renderings of proposed building.

6. *Site plans.*
7. *Proposed elevations.*
8. *Picture of equipment.*
9. *Picture of inside of building.*
10. *Product information.*
11. *County Assessor's Parcel Map.*
12. *Kynar/Fluoropon specifications data sheet.*
13. *Siding information.*
14. *Roofing information.*
15. *Stone veneer information.*
16. *Garage door information.*
17. *Outdoor lighting information.*
18. *Miscellaneous framing information (Kawneer storefront framing)*
19. *Lighting plan*

cc: Anne and Jeff McKibben
1198 Ingram Drive
Sonoma, CA 95476

Tom Anderson & Co.
822 Broadway
Sonoma, CA 95476

Lloyd and Nancy Griffith
921 Broadway
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

COCOPLANET, INC.

921 BROADWAY
SONOMA, CA 95476

COMMERCIAL REMODEL PROJECT

EXECUTIVE SUMMARY

This commercial project has been approved by the Planning Commission. The project consists of the remodel of an existing 2,000 square feet building on a 13,000 square feet city lot in the mixed-use zoning district.

The Owners propose to remodel the building to update it consistent with their retail light manufacturing business, producing all natural chocolates.

The project presents a unique opportunity regarding the site and building remodel. The combination of the existing structure and two spectacular olive trees bracketing the street frontage offers a strong case for providing additional plantings and enhancement of landscape features to buffer the parking area and preserve the streetscape.

OBSERVATIONS

The structural and non-structural street and north elevations go a long way in presenting a modern, yet friendly, image to the surrounding community. Saving the trees along Broadway results in a nicer and much softer street scene.

For the roof and building exterior finishes, the Owners have chosen subtle colors that reflect the company's colors and design philosophy. The chosen colors are an alternative to multi-level urban plans and a rejection of the corporate imprint style of preconceived statement.

The architectural color for the proposed standing seam metal roof is "Roman Blue" and the color for the proposed corrugated metal siding is "Galvalume Plus." The proposed commercial storefront glazing system at the northeast corner of the building consists of clear glass in traditional clear anodized aluminum frames (silver color), similar to the proposed fixed window on the west (rear) elevation.

The two proposed overhead/garage doors, manufactured by Overhead Door Corporation (Model 511 or Model 521), are modern aluminum and glass designed to match the storefront system.

Additionally, the front (east) elevation features natural stone veneer ("Craftsman" style stacked stone in "Placer Gold" color), manufactured by Rox Pro (Rox Products International). Stone pavers ("Cobblemats" in "Eastern Coal" color), also manufactured by Rox Pro will be installed in the landscaped garden area.

CONCLUSION

This application attempts to interpret application requirements and to set the standard in both form and presentation style by presenting a clearer picture and understanding of the project and its goals within the context of its surroundings.

City of Sonoma

Sonoma Sister Cities:

No. 1 The Plaza
Sonoma, California 95476-6618
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



Aswan Egypt
Chambolie-Musigny France
Greve Italy
Kaniv Ukraine
Patzcuaro Mexico
Penglai China
Tokaj Hungary

December 19, 2014

Anne & Jeff McKibben
1198 Ingram Drive
Sonoma, CA 95476

Subject: Application for a Use Permit to remodel and convert the commercial building at 921 Broadway to allow for the production and retail sale of chocolates (CocoaPlanet).

Dear Mr. and Mrs. McKibben:

On Thursday, December 11, 2014, the Planning Commission considered your application for a Use Permit to remodel and convert the commercial building at 921 Broadway to allow for the production and retail sale of chocolates. After discussion and public testimony, the Planning Commission voted unanimously to approve the Use Permit, subject to the attached conditions of approval. Please note that the Use Permit approval will expire in one year unless it is implemented or an Extension is granted in accordance with Section 19.56.040 of the Development Code.

If you have any questions regarding this matter, do not hesitate to contact me at 933-2202.

Sincerely,

Rob Gjestland
Senior Planner

cc: Tom Anderson (via email)
Thomas Anderson & Co.
822 Broadway
Sonoma, CA 95476

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
CocoaPlanet Use Permit
921 Broadway

December 11, 2014

1. The building and property shall be improved and used in conformance with the project narrative, approved site plan, and exterior building elevations, except as modified by these conditions and the following:
 - a. Production/manufacturing activities shall be limited to the hours between 8a.m. and 5p.m. daily.
 - b. Retail hours of operation shall be limited to the hours between 8a.m and 7p.m. daily
 - c. Invitation only events associated with the business shall be allowed up to 11p.m.
 - d. Parking areas shall be restriped consistent with the City's dimensional parking standards and ADA requirements specific to accessible parking.
 - e. The low wall/bench (planter) proposed north of the building shall be removed or relocated outside the required back-up distance.
 - f. The chain link/barbed wire fence and junk currently located behind the building shall be removed.
 - g. All inoperable vehicles shall be removed from the property.
 - h. The bamboo and overgrown vines along the north and west property lines shall be removed.

Enforcement Responsibility: Planning Department; Building Division; Public Works Division, City Engineer
Timing: Ongoing

2. All Building Department requirements shall be met, including applicable Building Code requirements related to the change in use of the structure, CALGreen standards, and ADA requirements (i.e. disabled access, handicap parking, accessible paths of travel, bathrooms, etc.). A building permit shall be required.

Enforcement Responsibility: Building Department
Timing: Prior to construction; Prior to operation

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

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

4. An encroachment permit from both the City of Sonoma and the Department of Transportation (Caltrans) shall be required for any work within the public right-of-way on Highway 12/Broadway.

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

5. The applicant shall obtain any necessary permits, licenses, and/or clearances from the Sonoma County Environmental Health Division for the chocolate production and chocolate tasting. Business operations shall conform to the limitations of those permits.

Enforcement Responsibility: Sonoma County Health Division; Planning Department
Timing: Prior to operation; Ongoing

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

- a. The applicant shall submit a Wastewater Discharge Survey to PRMD. The Applicant shall obtain a Survey for Commercial/Industrial Wastewater Discharge Requirements ("Green form") from PRMD, and shall submit the

completed Survey, along with two (2) copies of the project site plan, floor plan and plumbing plan to the Sanitation Section of PRMD. The Survey evaluation must be completed by the Sonoma County Water Agency and submitted to the PRMD Engineering Division before a building permit for the project can be approved.

- b. If additional sewer pre-treatment and/or monitoring facilities (i.e. Grease trap, Sampling Manhole, etc.) are required by the Sonoma Valley County Sanitation District per the Wastewater Discharge Survey, the Applicant shall comply with the terms and requirements of the Survey prior to commencing any food manufacturing. If required, the Sampling Manhole shall be constructed in accordance with Sonoma County Water Agency *Design and Construction Standards for Sanitation Facilities*, and shall be constructed under a separate permit issued by the Engineering Division of PRMD.
- c. In accordance with Section 5.05, "Alteration of Use", of the Sonoma Valley County Sanitation District Ordinances, the Applicant shall pay increased sewer use fees as applicable for changes in the use of the existing structure. Any required increased sewer use fees shall be paid the Engineering Division of PRMD prior to the commencement of the use(s).
- d. A sewer clearance shall be provided to the City of Sonoma Building Department verifying that all applicable sewer fees have been paid prior to the issuance of any building permit. Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County Sanitation Division immediately to determine whether such fees apply.

Enforcement Responsibility: Sanitation Division of Sonoma County Planning & Management Resource Department; Sonoma County Water Agency; City of Sonoma Building Department

Timing: Prior to issuance of a building permit; Prior to operation

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

Enforcement Responsibility: Public Works Department; Water Operations Supervisor; City Engineer

Timing: Prior to finaling any building permit; Prior to operation

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

- a. Sonoma Valley Unified School District [For school impact fees]
- b. Caltrans [For encroachment permits on State Highway 12/Broadway]

Enforcement Responsibility: Building Department

Timing: Prior to issuance of a building permit

9. The project shall be subject to design review by the Design Review & Historic Preservation Commission (DRHPC), encompassing elevation details, exterior colors and materials, landscaping (including fences and walls), lighting, trash enclosure and bicycle parking.

Enforcement Responsibility: Planning Department; DRHPC

Timing: Prior to the issuance of a building permit

10. A landscape plan shall be prepared by a licensed landscape architect. The plan shall be subject to the review and approval of the Design Review & Historic Preservation Commission (DRHPC). The plan shall address site landscaping (including planters/containers), hardscape improvements, pedestrian furniture/amenities, and any fencing/walls. The landscape plan shall comply with City of Sonoma's Water Efficient Landscaping Ordinance (Municipal Code §14.32) and Development Code Sections 19.46 (Fences, Hedges, and Walls), 19.48.090 (Landscaping of Parking Facilities), and 19.40.060 (Landscape Standards).

Enforcement Responsibility: Planning Department; DRHPC

Timing: Prior to the issuance of a building permit

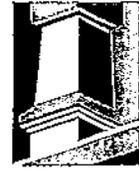
RECEIVED

Item #2

DEC 11 2014

CITY OF SONOMA

LATE MAIL



BRUNZELL
HISTORICAL

December 10, 2014

Anne McKibben
c/o Tom Anderson
P.O. Box 1872
Sonoma, California 95476

Subject: Management Summary of a Historical Evaluation of the building at 921 Broadway in Sonoma, Sonoma County, California.

Dear Anne,

In advance of Brunzell Historical's complete letter report and DPR 523 form, I am pleased to present the following management summary.

Management Summary

Brunzell Historical in under contract with Anne McKibben to conduct a historical evaluation of a commercial building at 921 Broadway, (Assessor Parcel Number 128-082-011), in Sonoma, Sonoma County, California. The current study is being conducted at the request of the City of Sonoma Planning Department to determine whether a proposed project (see below) will cause a significant impact to any historical resources, pursuant to the California Environmental Quality Act (CEQA).

The proposed project involves a change in use for the building, which has been a print shop since circa 1975. Anne McKibben, who is in the process of purchasing the property, plans to convert the building to a facility for the production of chocolate. A cultural resources records search, additional research, and intensive field survey were conducted for the current study.

The records search revealed that twelve cultural resource studies have previously been undertaken within a half-mile radius of the parcel. Of these studies, only the 2002 report assessing Broadway's eligibility as a National Register of Historic Places (NRHP) historic district resulted in the recordation of historic resources. The report found Broadway eligible as a historic district, although the district was never formally adopted. The subject property is outside the proposed Broadway Street Historic District, which is confined to the 600 through the 800 blocks of Broadway. In addition to this potential district, the Sonoma Plaza Historic District was listed on the NRHP in 1992. Sonoma's rich history, which is most strongly represented by the concentrated historic resources that comprise the Sonoma Plaza Historic District, provides context for the building at 921 Broadway. At roughly .6 miles from the Sonoma Plaza, however, the subject property is too far removed to be directly related to the district and its history.

The one-story front-gabled building at 921 Broadway is rectangular in plan. It has a full-width shed porch supported by plain square columns. Its entry, which is centered on the main (east) façade, is fitted with a partially glazed door. Windows are on the main façade are vinyl sliders, and side and rear elevations lack fenestration. The rear (west) of the building has a double metal industrial door at its southwest corner. The

building rests on a concrete slab foundation, and is clad in stucco. It is set in a paved parking lot, with a fenced storage area at the rear (see photograph).



Photograph facing southwest, Kara Brunzell, December 6, 2014

While the history of the property is incomplete, the parcel was owned by the First Congregational Church of Sonoma in the 1890s. At that time, the area was just outside the southern border of Sonoma's city limits. In 1898, the church sold most of the block to Ida A. Dunbar. Dunbar and her husband J.J. Dunbar deeded the property to their daughter, Eliza Sadie Wilson, in 1932. Wilson and her husband formed a poultry business in partnership with another couple in the 1930s, later opening Wilson Hatchery on the site. The building, which was constructed between 1923 and 1948, appears to have been part of the hatchery complex. In the mid-1960s the Wilson family sold the property, and it passed through several owners before being purchased by Nancy and Lloyd Griffith in 1986. None of the property's owners are known to be significantly associated with the history of Sonoma.

The subject property is not considered individually eligible for the NRHP or the California Register of Historical Resources (CRHR). Furthermore it does not qualify for City of Sonoma Landmark status, and is not part of a Historic District. The building is aesthetically undistinguished, and not eligible for historic listing based on its architecture. It appears to have been constructed as a modest dwelling or to house poultry. Whatever its original use, it has been heavily altered with stucco cladding and other changes. The only trace of its historic appearance are its size and form. Because of these alterations, the building lacks integrity, and

would be unlikely to qualify as a historic resource even if further research revealed a significant connection to Sonoma History.

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

Sincerely,

A handwritten signature in cursive script that reads "Kara L. Brunzell". The signature is written in dark ink and is positioned above the typed name.

Kara Brunzell, M.A.
Architectural Historian

DEC 23 2014





Sonoma Print Shop



67%

12:26 PM

Search



pad

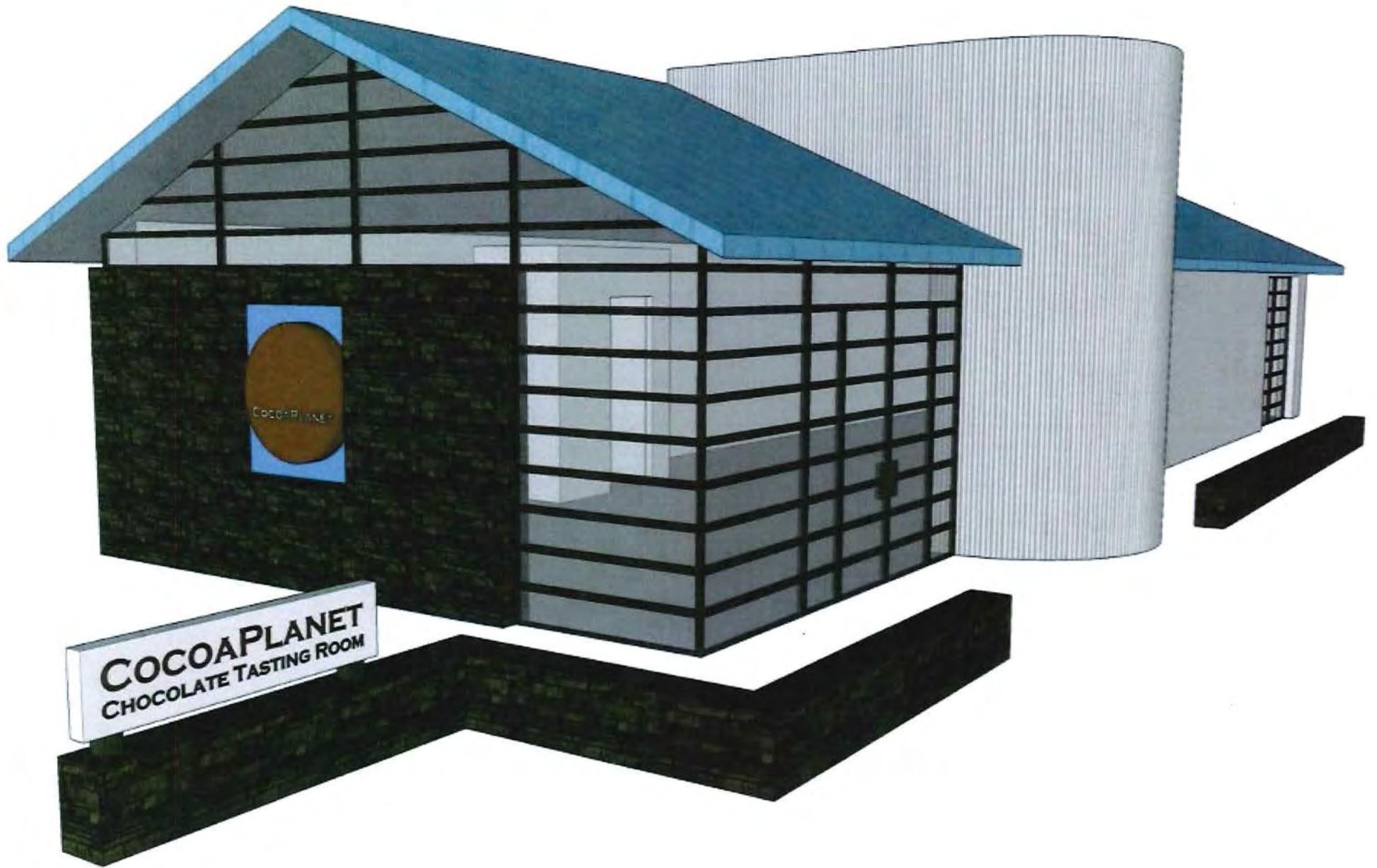
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COON PLANET
COUNTRY STORE

DEC 23 2014

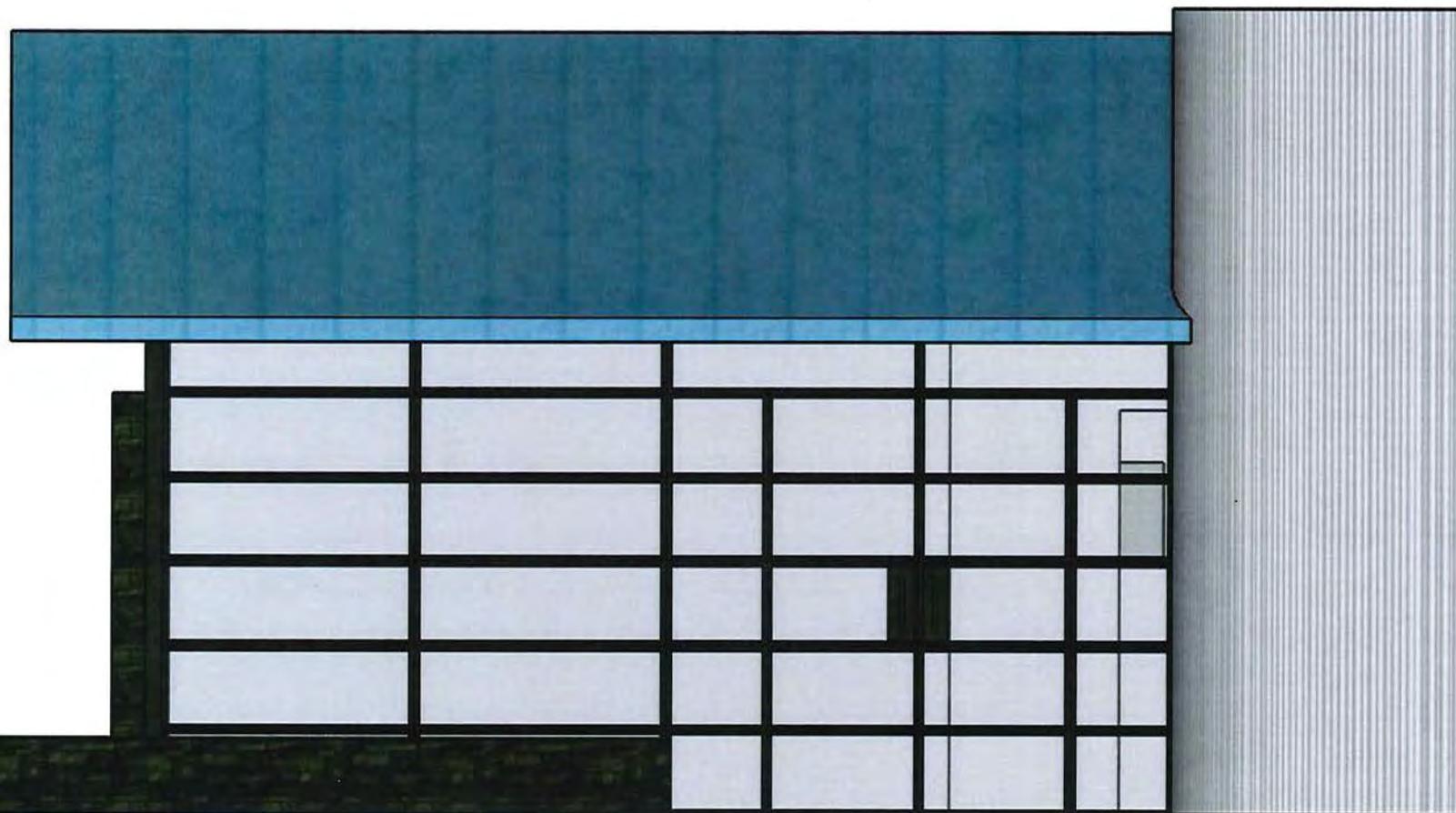


COCOAPLANET
CHOCOLATE TASTING ROOM

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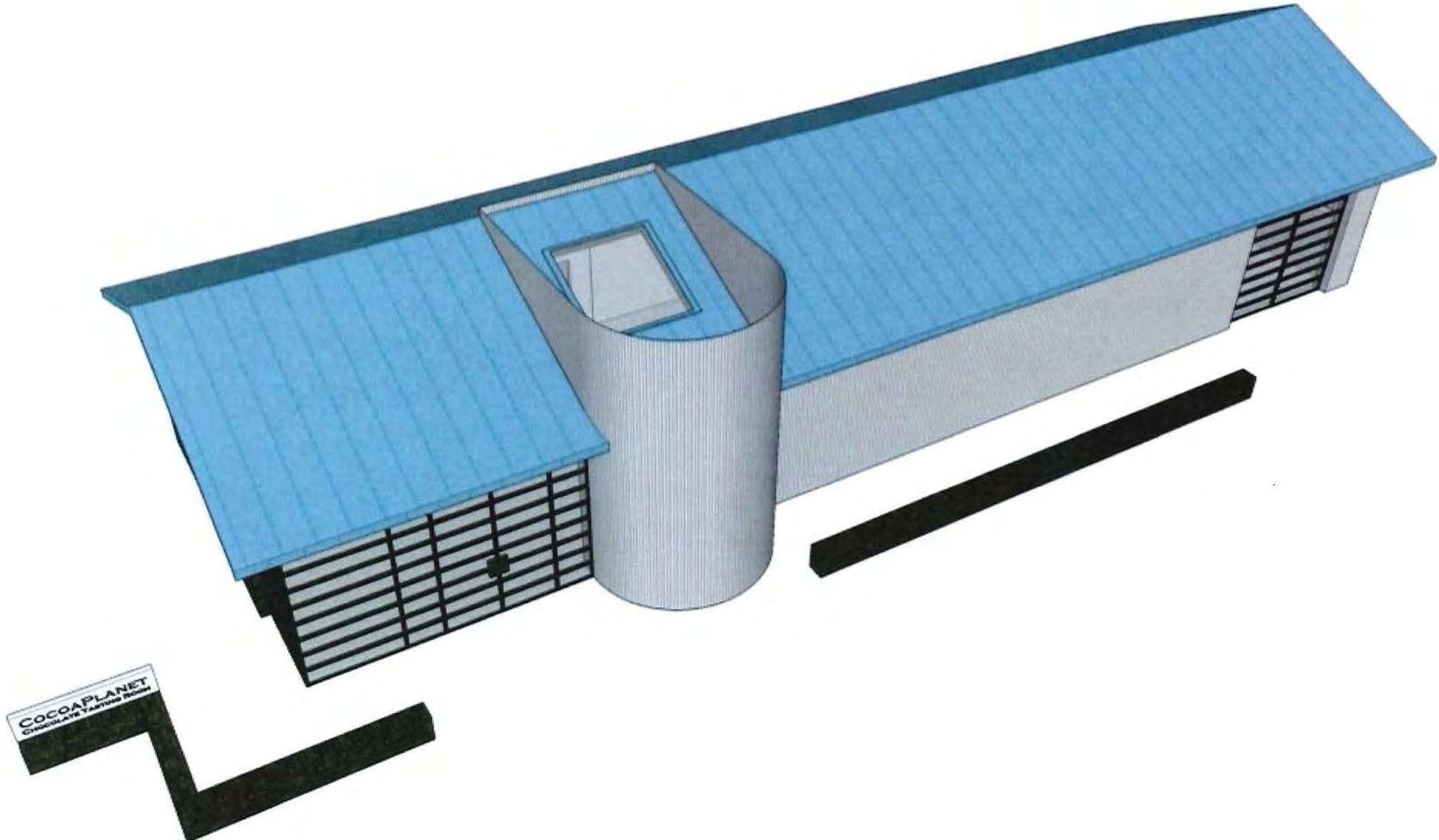


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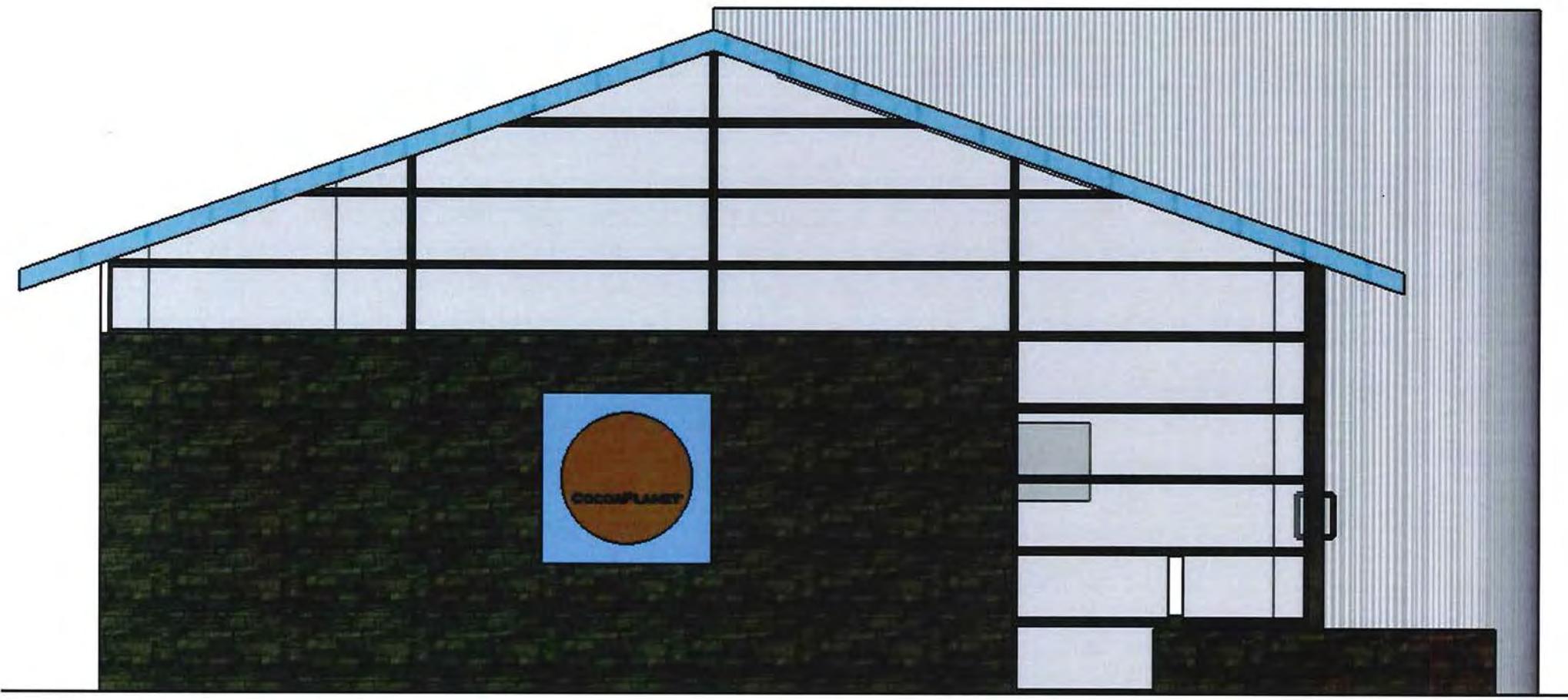


COCOA PLANET
CHOCOLATE TASTING ROOM

DEC 23 2014



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Thomas Anderson & Co.
 822 Broadway
 Sonoma, CA 95476
 707 - 938 - 2146 office
 707 - 938 - 5023 fax

CONSULTANTS

ISSUE	DESCRIPTION	DATE
1	USE PERMIT	11-14-14
2	DESIGN REVIEW	12-23-14

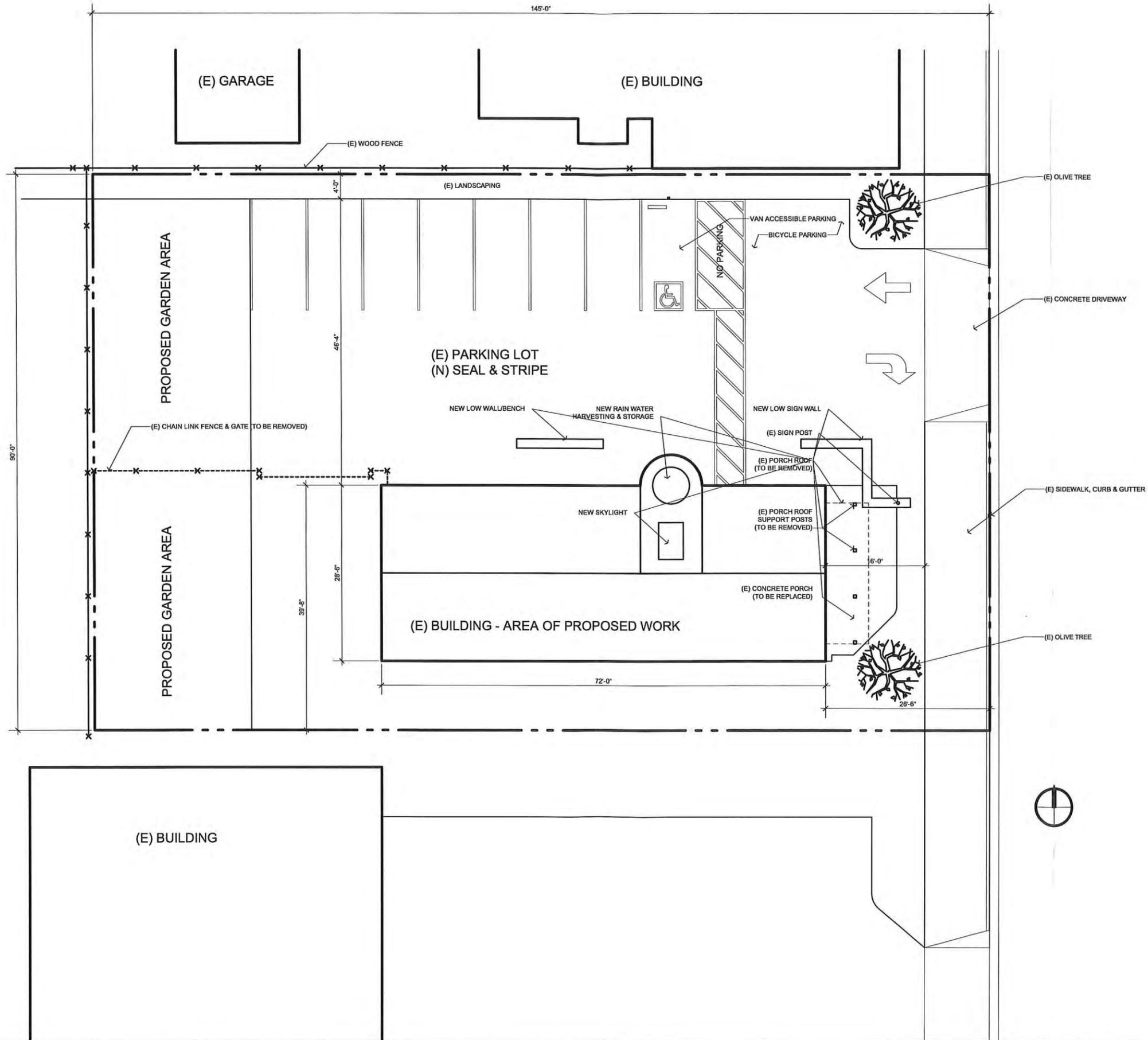
PROJECT

COCOAPLANET, INC.
COMMERCIAL REMODEL PROJECT
921 BROADWAY
SONOMA, CA 95476

TITLE
RENDERING

DRAWN
 JP
 SCALE
 AS NOTED
 CHECKED
 TA
 DATE
 NOVEMBER 14, 2014

SHEET
1
 OF 5 SHEETS



CONSULTANTS

ISSUE	DESCRIPTION	DATE
1	USE PERMIT	11-14-14
2	DESIGN REVIEW	12-23-14

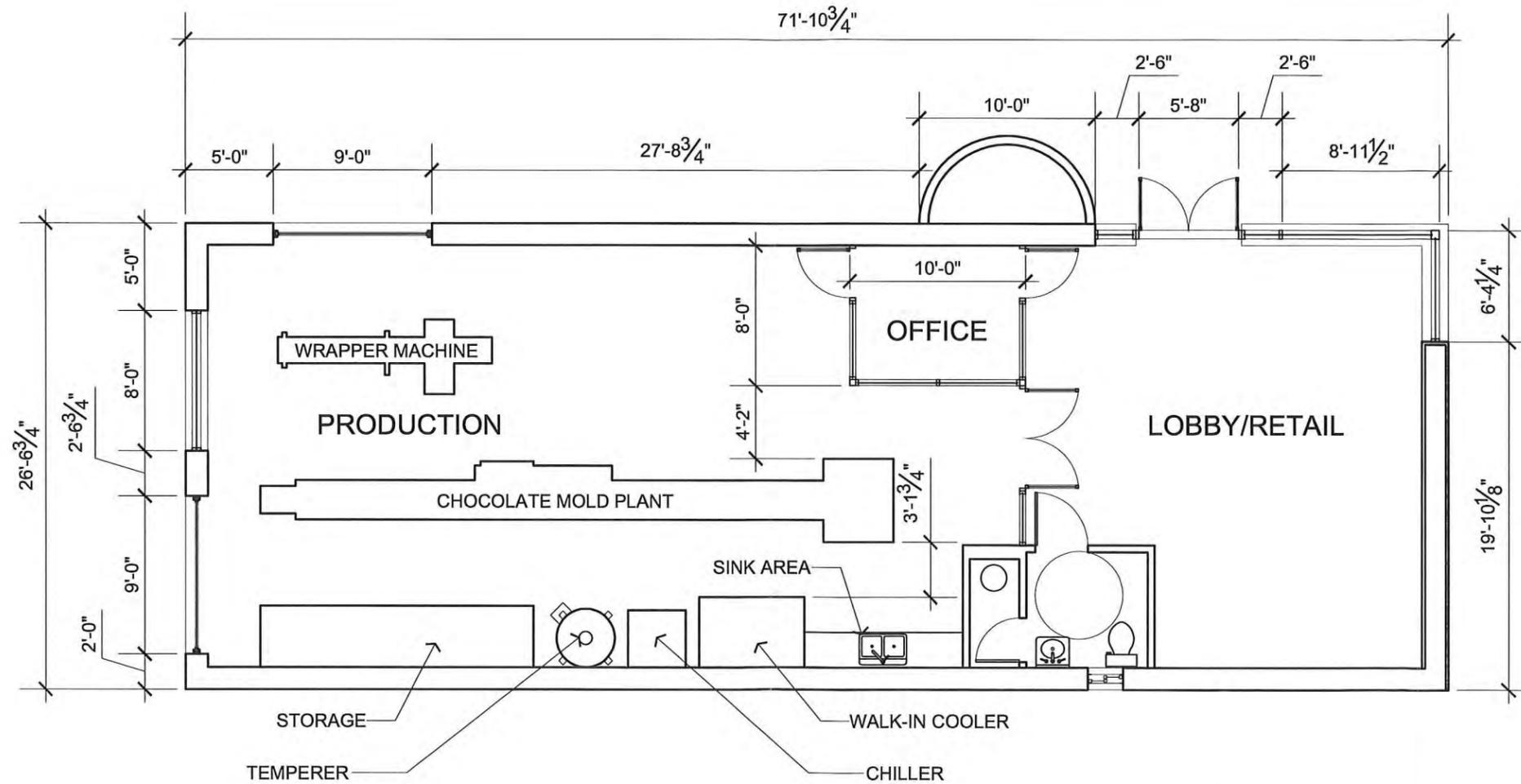
PROJECT

COCOAPLANET, INC.
COMMERCIAL REMODEL PROJECT
 921 BROADWAY
 SONOMA, CA 95476

TITLE
SITE PLAN

DRAWN
 JP
 SCALE
 AS NOTED
 CHECKED
 TA
 DATE
 NOVEMBER 14, 2014

SHEET
2
 OF 5 SHEETS



CONSULTANTS

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2	DESIGN REVIEW	12-23-14

PROJECT

COCOPLANET, INC.
COMMERCIAL REMODEL PROJECT
921 BROADWAY
SONOMA, CA 95476

TITLE
SITE PLAN

DRAWN
JP

SCALE
AS NOTED

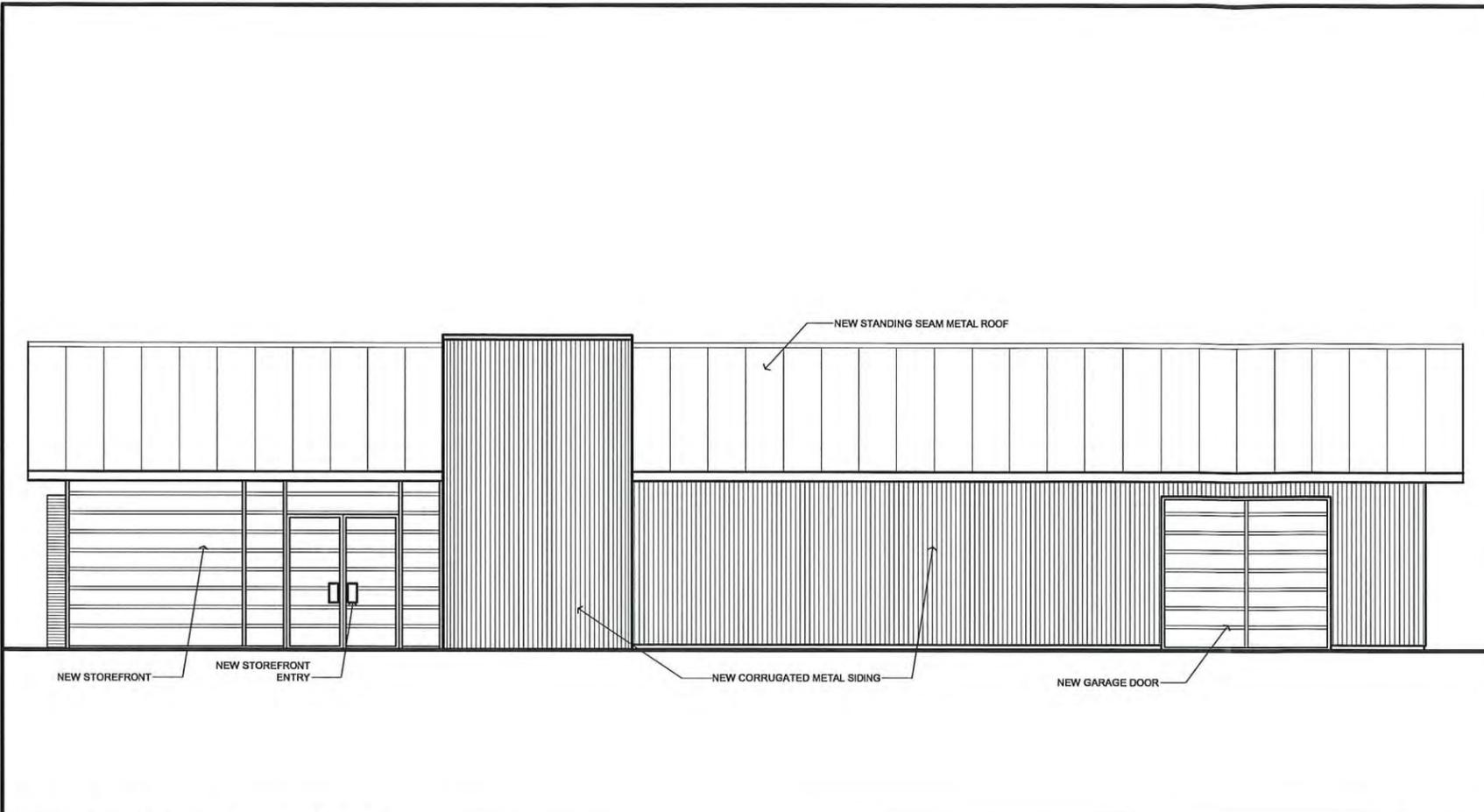
CHECKED
TA

DATE
NOVEMBER 14, 2014

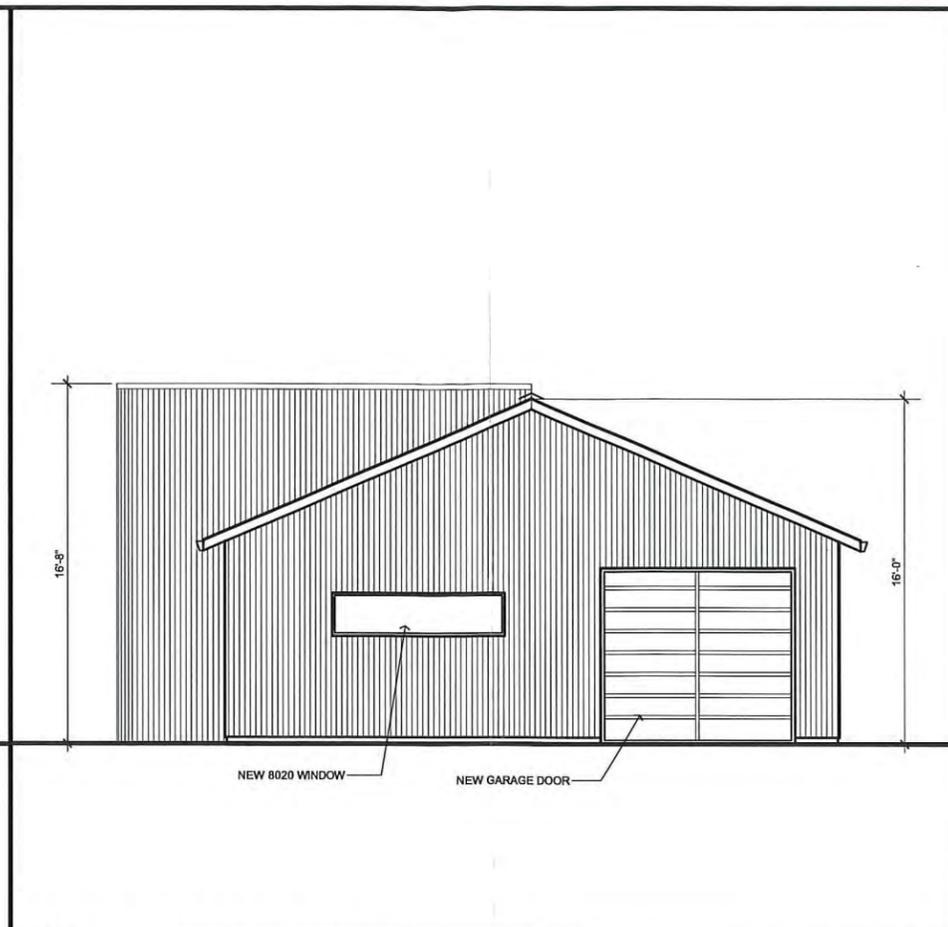
SHEET

3

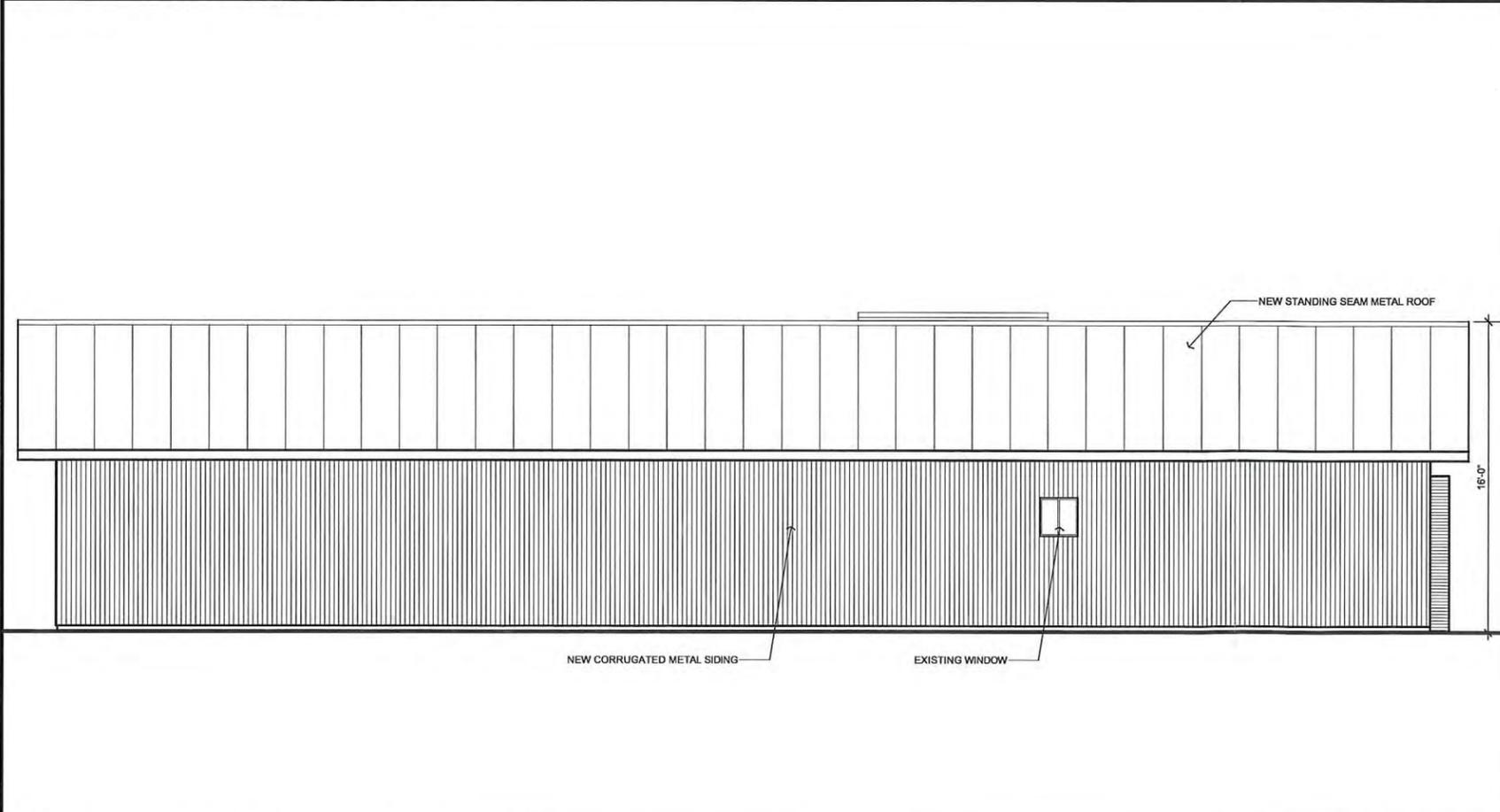
OF 5 SHEETS



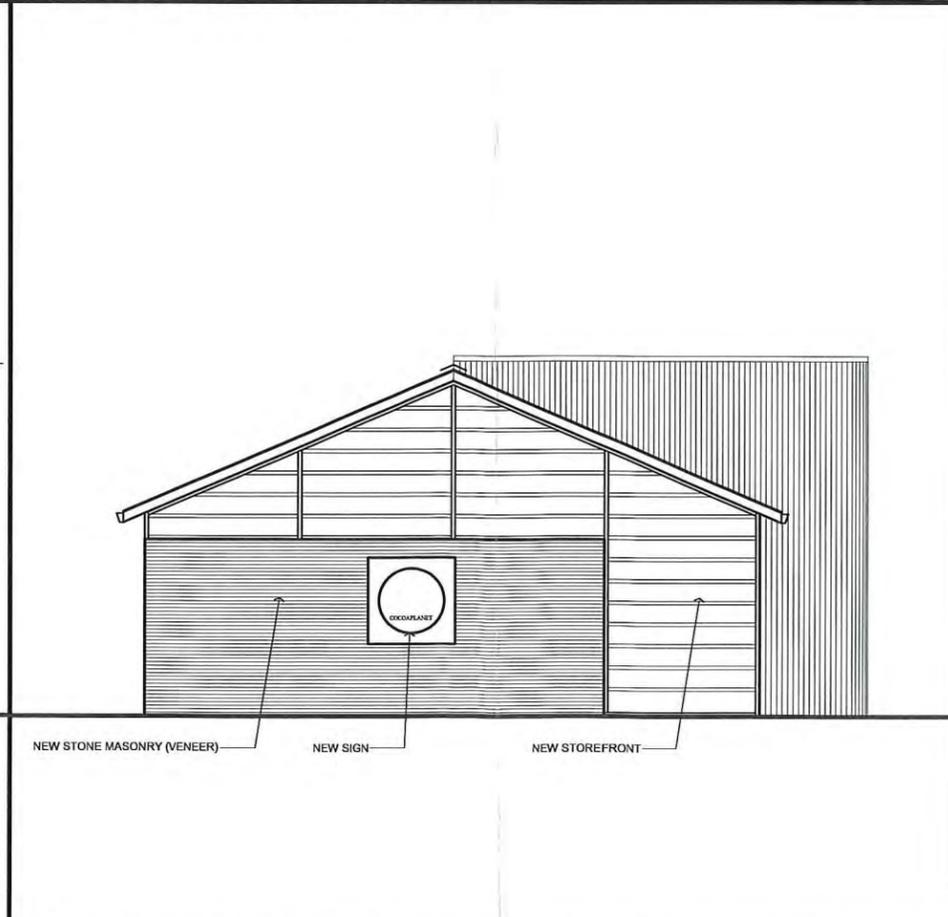
3 | PROPOSED NORTH ELEVATION SCALE: 1/4" = 1'-0"



4 | PROPOSED WEST ELEVATION SCALE: 1/4" = 1'-0"



1 | PROPOSED SOUTH ELEVATION SCALE: 1/4" = 1'-0"



2 | PROPOSED EAST ELEVATION SCALE: 1/4" = 1'-0"

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 822 Broadway
 Sonoma, CA 95476
 707-938-2146 office
 707-938-5023 fax

CONSULTANTS

ISSUE	DESCRIPTION	DATE
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2	DESIGN REVIEW	12-23-14

PROJECT

COCOPLANET, INC.
 COMMERCIAL REMODEL PROJECT
 921 BROADWAY
 SONOMA, CA 95476

TITLE
PROPOSED ELEVATIONS

DRAWN
 JP

SCALE
 AS NOTED

CHECKED
 TA

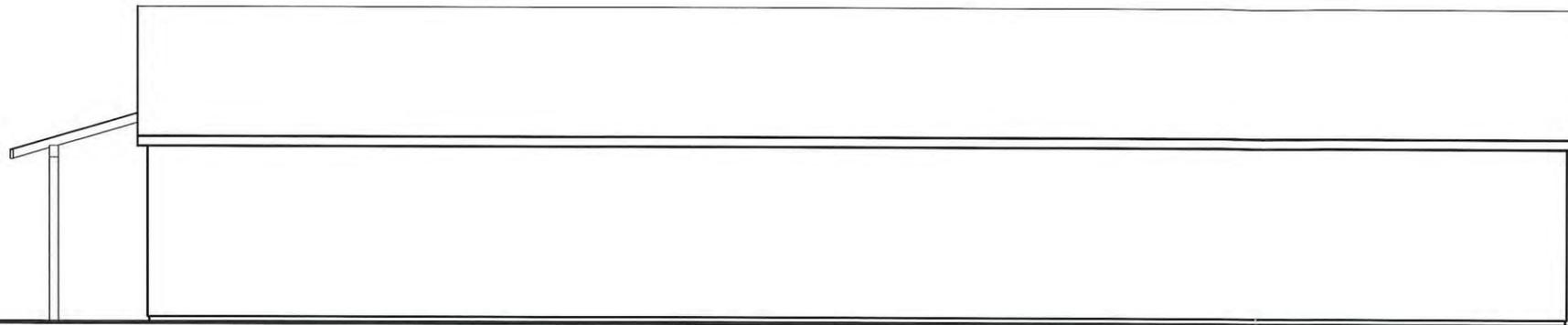
DATE
 NOVEMBER 14, 2014

SHEET

4

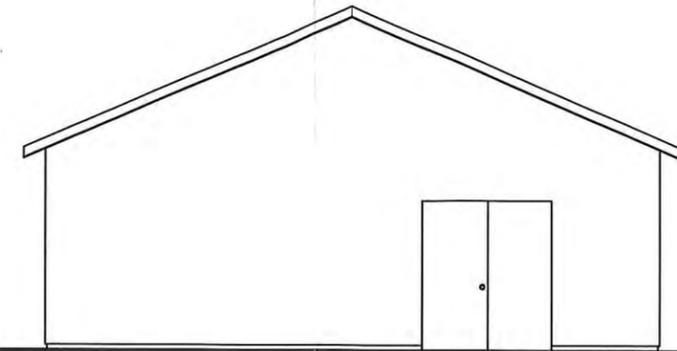
OF 5 SHEETS

DEC 9 2014



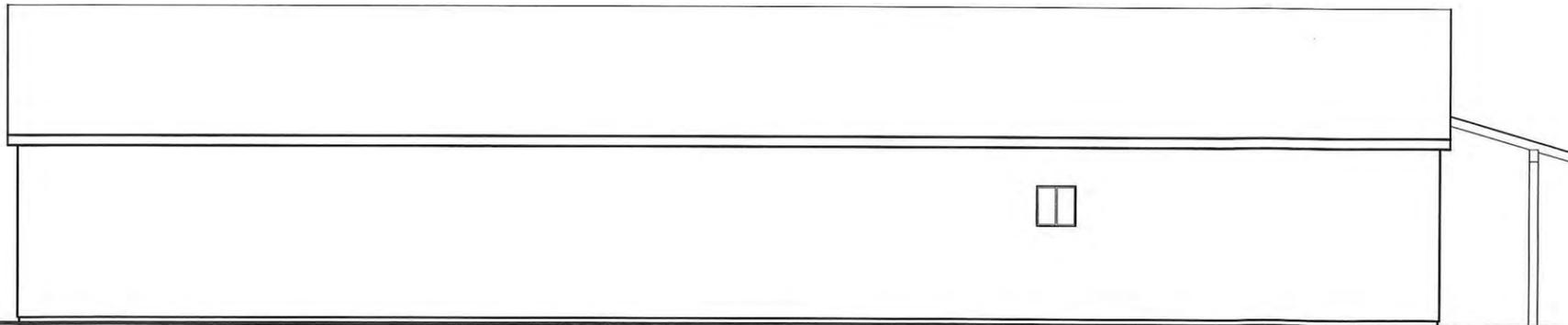
3 EXISTING NORTH ELEVATION

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



4 EXISTING WEST ELEVATION

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



1 EXISTING SOUTH ELEVATION

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



2 EXISTING EAST ELEVATION

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



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ISSUE	DESCRIPTION	DATE
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PROJECT

COCOPLANET, INC.
COMMERCIAL REMODEL PROJECT
921 BROADWAY
SONOMA, CA 95476

TITLE
EXISTING
ELEVATIONS

DRAWN
JP

SCALE
AS NOTED

CHECKED
TA

DATE
NOVEMBER 14, 2014

SHEET

5

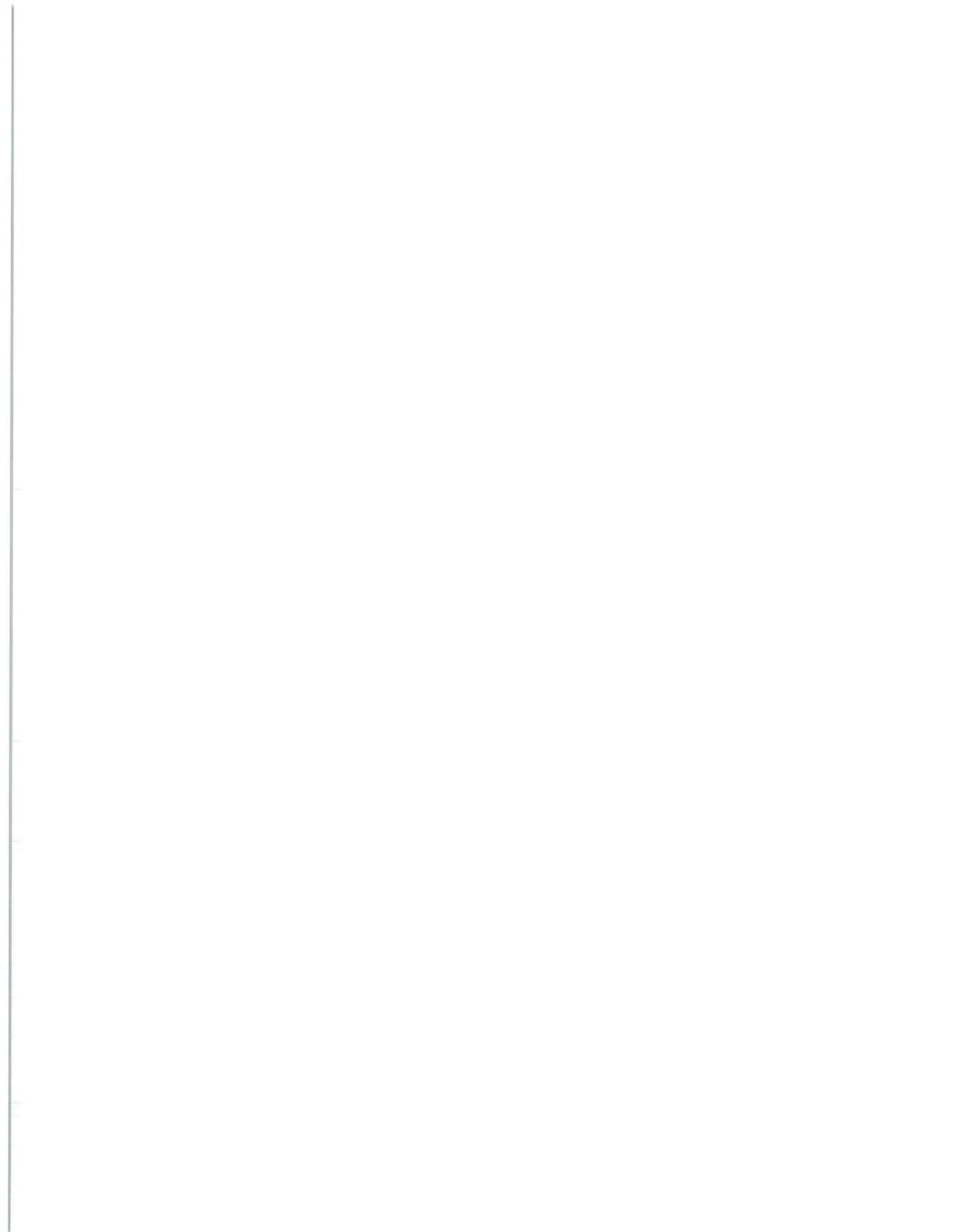
5 SHEETS

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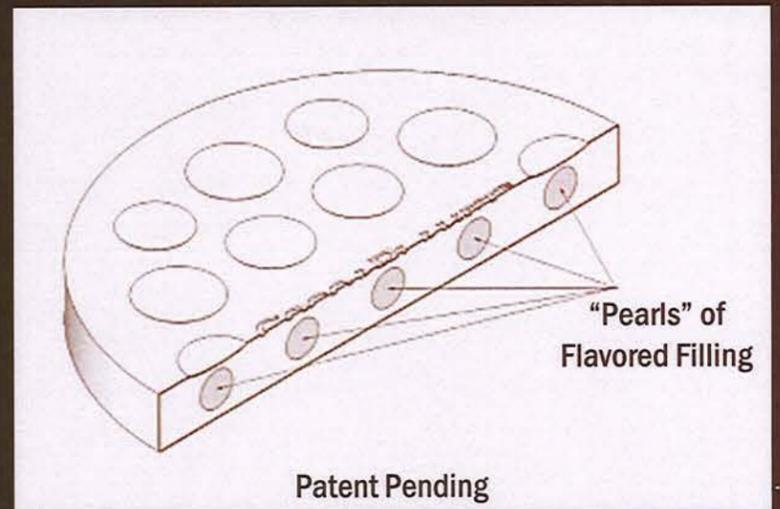
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PEARLS OF FLAVOR™ GIVE YOU MORE TASTE, LESS SUGAR™

- CocoaPlanet technology distributes drops or “pearls” of flavored filling throughout the premium dark chocolate
- Results in 15% filling vs. 60-80% filling in a traditional filled chocolate
- Each chocolate has:
 - Only 8 grams of sugar or less
 - Only 9 grams Net Carbs or less (depending on flavor)



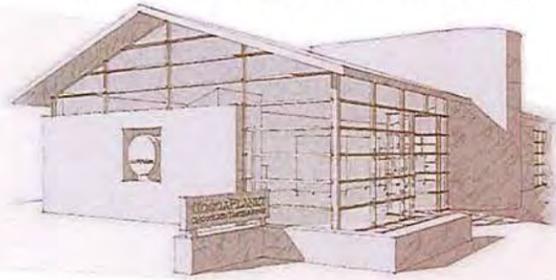


COCOAPLANET SUPPLY CHAIN

921 Broadway, Sonoma
Manufacturing & Bulk Packing



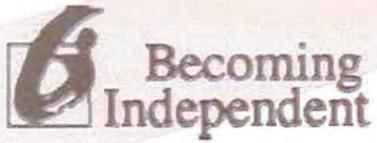
Ingredient Delivery



2-3 Pickups
per Month



Santa Rosa - Final Packing

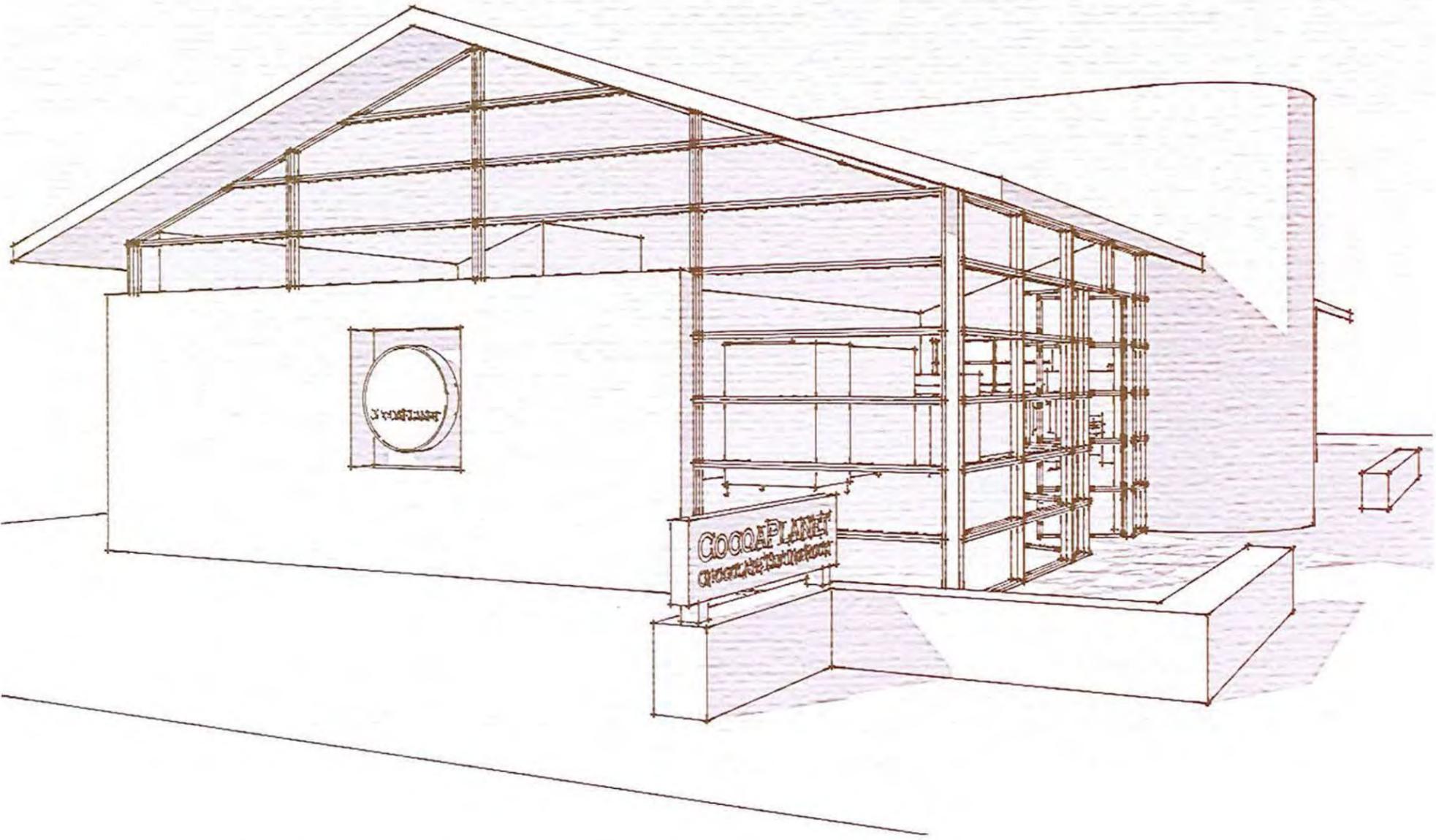


American Canyon
Warehousing & Distribution
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921 BROADWAY COMMERCIAL REMODEL





COCOAPLANET® CHOCOLATES

- Premium Dark Chocolate with Pearls of Flavor™
- Each chocolate is under 100 calories!
- Single Serving Portion – 20g each
- Low Sugar, Low Net Carbs
- 2 Ways to Enjoy – Eat or Drink as an Award Winning Hot Chocolate!



All Natural – Fair Trade Certified™ Cocoa – Non-GMO Verified – Gluten Free – Certified OU-D Kosher

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- VANILLA ESPRESSO
- DEEP DARK TRUFFLE
- MANDARIN ORANGE
- COCOAMINT™



McELROY METAL *Architectural Colors*

METAL ROOFING SYSTEMS



COCOA PLANET SIDING

COCOA PLANET ROOFING



REGAL WHITE
Cool Roof Color



SANDSTONE
Cool Roof Color



SURREY BEIGE
Cool Roof Color



ASH GRAY
Cool Roof Color



SLATE GRAY



CHARCOAL



MATTE BLACK



DARK BRONZE



PATRICIAN BRONZE



MANSARD BROWN
Cool Roof Color



PATINA GREEN



EVERGREEN



ROMAN BLUE



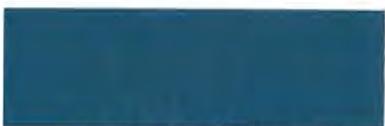
COLONIAL RED



GALVALUME PLUS
Cool Roof Substrate



MEDIUM BRONZE



REGAL BLUE



COPPER PENNY
Cool Roof Color



BRANDYWINE



HARTFORD GREEN



BRITE RED
Cool Roof Color

Stocked Premium Colors. Additional Cost Will Apply. Contact Your McElroy Representative For Details.

* Colors are representative of colors offered and are NOT intended for matching purposes.

Before you place an order, please request an actual color sample from McElroy Metal.

* All products feature a 25 year warranty except Brite Red.

* Cool Roof requirements can vary by agency and/or state. Please confirm local requirements before specifying.



McElroy Metal

www.mcelroymetal.com

JAN 02 2015



KYNAR / FLUROPON® SPECIFICATIONS DATA SHEET

Fluropon® is a full strength 70% Kynar 500® or Hylar 5000® based coating which provides coverage for the most demanding exterior surfaces. It should be specified when highest available performance against color fade and chalk is needed.

With more than 25 years of proven field performance, Fluropon® is the most durable coating for a high performance system. It is an excellent choice for spandrel panels, column covers, roofing and other architectural applications.

Available in standard and custom earth-tone, pastel, and restoration colors, Fluropon® is chemical resistant and post-formable. Fluropon® is also available in a thick-film system, Flurothane® II and IV (see detail sheet for Flurothane® II and IV for more information on thick-film systems).

FIELD PERFORMANCE

Film Intergrity:

Chalk Resistance: ASTM D 659

Color Change: ASTM D 2244

25 years: No Blistering, Peeling, or Cracking

20 years: Rating No Less Than No. 8

20 years: No More Than 5ΔE (Hunter) Units

APPLICATION CHARACTERISTICS

Application Method:

Viscosity: ASTM D 4212

Weight per Gallon: ASTM D 1475*

Solids by Volume: ASTM D 2697*

Solids by Weight: ASTM D 2369*

Reduce Tinner:**

Clean-Up Solvent:**

Peak Metal Temperature:

MEK Double Rubs: NCCA II - (18)

VOC (Theoretical): ASTM D 3960*

Flash Point: ASTM D 3278

Contains Lubricant:

Dry Film Thickness: NCCA II - (13)

System Dry Film Thickness: NCCA II - (13)

Reverse Roll Coat

25 to 35 Seconds (No. 4 Zahn Cup)

9.5 to 10.5 Pounds

36% to 40%

50% to 54%

Glycol ether acetate or Isophorone

Aromatic Ketone Blend

460°F to 490°F

100 Plus

5.0 to 5.4 Pounds/Gallons

83°F

Yes

0.7 to 0.9 Mils

0.9 to 1.1 Mils Total

PHYSICAL PROPERTIES

Gloss (60° Head): ASTM D 523

Pencil Hardness: ASTM D 3363

T-Bend: NCCA II - (19)

Reverse Impact: ASTM D 2794

10 to 35

HB to 2H

0T to 2T, No Loss of Adhesion

Steel: 3 x metal thickness Inch-Pound, No Loss of Adhesion.

Aluminum: 1 1/2 x metal Thickness Inch-pound, No Loss of Adhesion.

No Loss of Adhesion

Cross Hatch Adhesion: NCCA II - (16)

ACCELERATED TEST DATA

Salt Spray 1,000 Hours: ASTM B 117

Salt Spray 3,000 Hours: ASTM B 117

Humidity 100% RH 1,000 Hours: ASTM D 2247

Humidity 100% RH 3,000 Hours: ASTM D 2247

Water Immersion 500 Hours 100°F: ASTM D 870

Dew Cycle Weatherometer 1000 Total Hours: ASTM D 3361

HDG/Galvalume®: Creep from Scribe ≤ 1/8-inch, No Blisters

Aluminum: Creep from Scribe, None, No Blisters

HDG/Galvalume®: No Field Blisters

Aluminum: No Field Blisters

No Loss of Adhesion

Color Change: Maximum of 5ΔE (Hunter) Units

Chalk: Rating No Less Than No. 8

* Varies with Color and Gloss

** See Appendix A for more information

For details on health, safety and handling information, MSD sheets are available on request.



McElroy Metal, Inc. Corporate Office

1500 Hamilton Road • Bossier City, LA 71111 • Ph. (800) 950-6531 • Fax (318) 747-8029

www.mcelroymetal.com

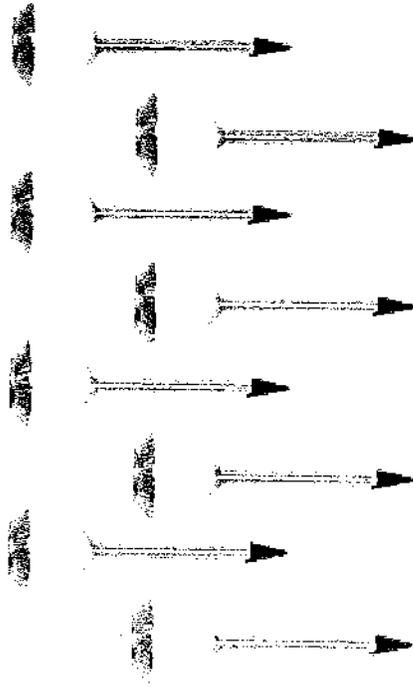
Tool & Truck Rental | Installation Services and Repair | Gift Cards | Help

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Use [My Current Location](#) or [find store](#)

Malibu Model # 8518-0104-08 Internet # 202591880
LED Solar Brushed Nickel Walk Lights (8-Pack)

[Write a Review](#) [Questions & Answers \(4\)](#)

\$79.97 / each



MORE IN THIS COLLECTION FROM MALIBU (6)

YOUR CURRENT PRODUCT

COCOA PLANET

WARRANTY / CERTIFICATIONS

Certifications and Listings No Certifications or Listings Manufacturer Warranty 1-Year Limited Warranty

ENERGY STAR Certified No

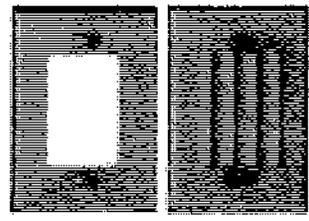
SHIPPING AND DELIVERY OPTIONS

Standard Shipping includes delivery by small parcel service. Processing time varies by product.

If product is eligible for shipping to AK, HI and US Territories additional transit time and remote surcharges may apply.

Malibu Outdoor Living™
LOW VOLTAGE HALF BRICK DECK LIGHT

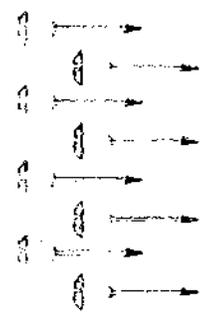
Model # 3301-2482-01



Available here:

Malibu Outdoor Living™
LED SOLAR BRUSHED NICKEL WALK LIGHTS (8-PACK)

Model # 5515-0104-05

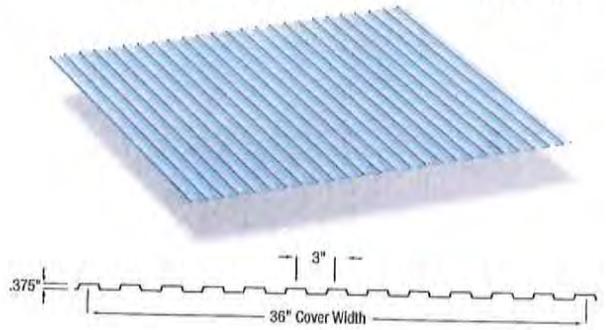


Available here:

Description	Parts	Quantity
<p>1. Multi-Function Operation: The Malibu Outdoor Living LED Solar Brushed Nickel Walk Lights (8-Pack) are designed to provide both illumination and solar charging for your outdoor lighting. The solar panel on top of the light fixture converts solar energy into electricity, which is stored in a rechargeable battery pack. This allows the light fixture to operate for up to 12 hours per day, even in low light conditions.</p> <p>2. Easy Installation: The Malibu Outdoor Living LED Solar Brushed Nickel Walk Lights (8-Pack) are designed for easy installation. The light fixture is simply placed on a flat surface, and the solar panel is positioned to receive maximum sunlight. No wiring or electrical connections are required.</p> <p>3. Durable Construction: The Malibu Outdoor Living LED Solar Brushed Nickel Walk Lights (8-Pack) are constructed from high-quality materials, including brushed nickel and stainless steel. This ensures that the light fixture is durable and long-lasting, even in harsh outdoor environments.</p> <p>4. Energy Efficient: The Malibu Outdoor Living LED Solar Brushed Nickel Walk Lights (8-Pack) use energy-efficient LED technology, which provides bright illumination while consuming minimal power. This helps to extend the battery life of the light fixture and reduce energy costs.</p> <p>5. Versatile Use: The Malibu Outdoor Living LED Solar Brushed Nickel Walk Lights (8-Pack) are suitable for a variety of outdoor lighting applications, including walkways, patios, and garden paths. The brushed nickel finish adds a touch of elegance and style to your outdoor space.</p>	<ul style="list-style-type: none"> 1. LED Light Module 2. Solar Panel 3. Battery Pack 4. Light Lens 5. Mounting Bracket 6. Screws 7. Instruction Manual 	<ul style="list-style-type: none"> 1. 1 1 1 1 1 1 1

Mini-Rib | EXPOSED FASTENER PANELS

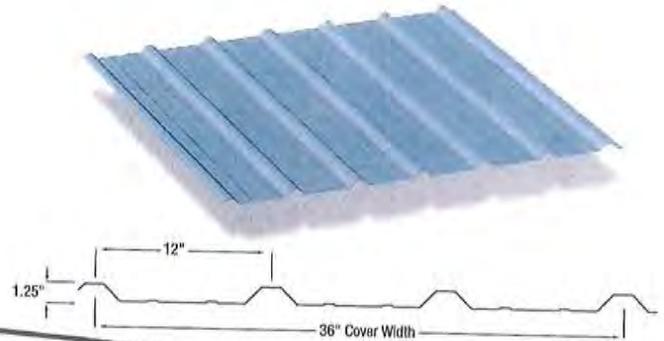
The symmetrical design of McElroy's Mini-Rib panel make it an appealing profile for soffit, liner and fascia applications.



R-Panel | EXPOSED FASTENER PANELS

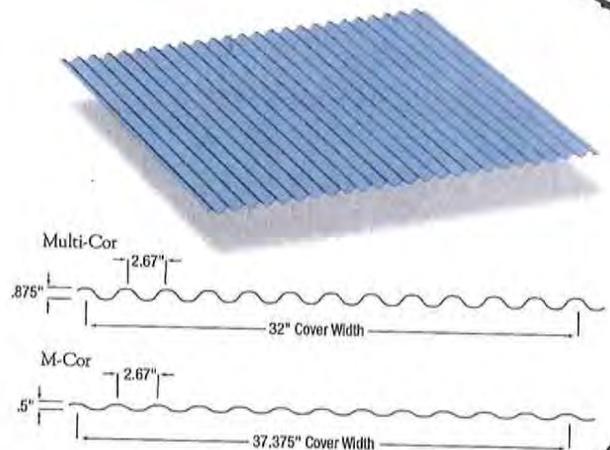
R-Panel is a multi-use wall and roof panel used primarily in pre-engineered metal building applications.

UL580 Class 90 - Uplift Test
UL 2218 - Class 4 Impact Resistance



Multi-Cor & M-Cor | EXPOSED FASTENER PANELS

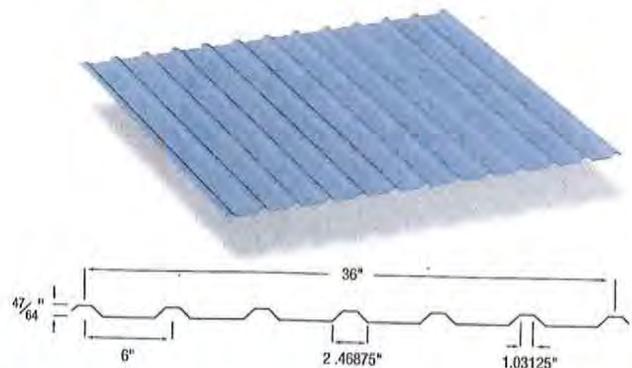
McElroy's corrugated panels were designed and engineered with greater-than-normal spans and load-carrying characteristics in mind. They quickly communicate their high-strength performance capabilities and are equally well-suited for roof or wall applications. McElroy's Multi-Cor and M-Cor are similar in design, with M-Cor offering a more subtle rib height and configuration.



U-Panel | EXPOSED FASTENER PANELS

U-Panel is an exposed fastener wall and roof panel that is also used extensively as a liner or partition panel.

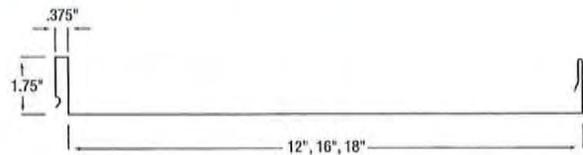
UL580 Class 90 - Uplift Test
UL 2218 - Class 4 Impact Resistance



Medallion-Lok | STANDING SEAM SYSTEM

Medallion-Lok is a snap-together standing seam system that features a 1³/₄" seam.

Medallion-Lok can be installed over open framing or solid decking.



Details

- Factory applied sealant placed in seams
- Coating: Kynar 500®
- 3:12 Minimum Slope
- Can be installed over solid substrate or open framing

Testing Data

- Class A - Fire Rating
- UL580 Class 90 - Uplift Test
- ASTM E1592 - Uplift Test
- ASTM E1680 - Air Infiltration
- ASTM E1646 - Water Infiltration
- UL 2218 - Class 4 Impact Resistance

Panel Options

- Panel Width
12", 16" & 18"
- Panel Configurations:
Striated, Ribbed or Flat Pan
- Substrate:
Galvalume & Aluminum
- Gauge:
22 and 24 Gauge Steel
.032 & .040 Aluminum
- Factory formed eave notch upon request

*Oil canning (pan wave) is a natural occurrence in metal panels and is not cause for panel rejection.

JAN 14 2010

MODERN ALUMINUM GARAGE DOORS

Aluminum / Glass Garage Doors

Sleek, sophisticated aluminum garage doors -- a unique look for today's more contemporary-styled homes. Crisp lines and sleek design formed from durable corrosion-resistant aluminum and light-filtering glass make a striking complement to your home.



Model 511

Our aluminum garage door Model 511 has a standard frame featuring a narrow width and an array of frame finishes and special custom options in door sizes up to 16'.



Model 521

Our aluminum garage door Model 521 features a wide, heavy-duty frame and offers an array of frame finishes and special custom options in door sizes up to 20' wide. The Model 521 also offers a joint seal between sections for additional weather resistance and can be fitted to meet wind load building requirements.

GARAGE DOOR PANEL OPTIONS

Design flexibility

Available in a variety of vertical rail widths and horizontal stile widths to complement the style of your home.

Solid aluminum panels

Available for a unique, distinctive look.

Glass

An array of glass choices are available (both insulated and non-insulated) including: double strength, obscure, satin, laminated white, low E, tempered, tinted, clear polycarbonate, multi wall polycarbonate and clear acrylic.

Colors

Clear anodized finish comes standard. Dark bronze and black anodized finishes are also available. Select from 188 [powder coat color options](#) to best match your home.

Wind load (Model 521)

Can be fitted to meet wind load building requirements.

COCOA PLANET
GARAGE DOORS

FEATURES

Standard (Model 511) or Heavy Duty (Model 521) frames

Available to best complement your home.

Commercial-grade aluminum frame

Low-maintenance and corrosion resistant.

Integrated stiffening struts (Model 511)

Strong, light-weight struts are included in the design of the rail assembly to enhance durability.

Stylish hardware

Hinges and fixtures are galvanized to maintain a contemporary look.

Warranty

1-year limited

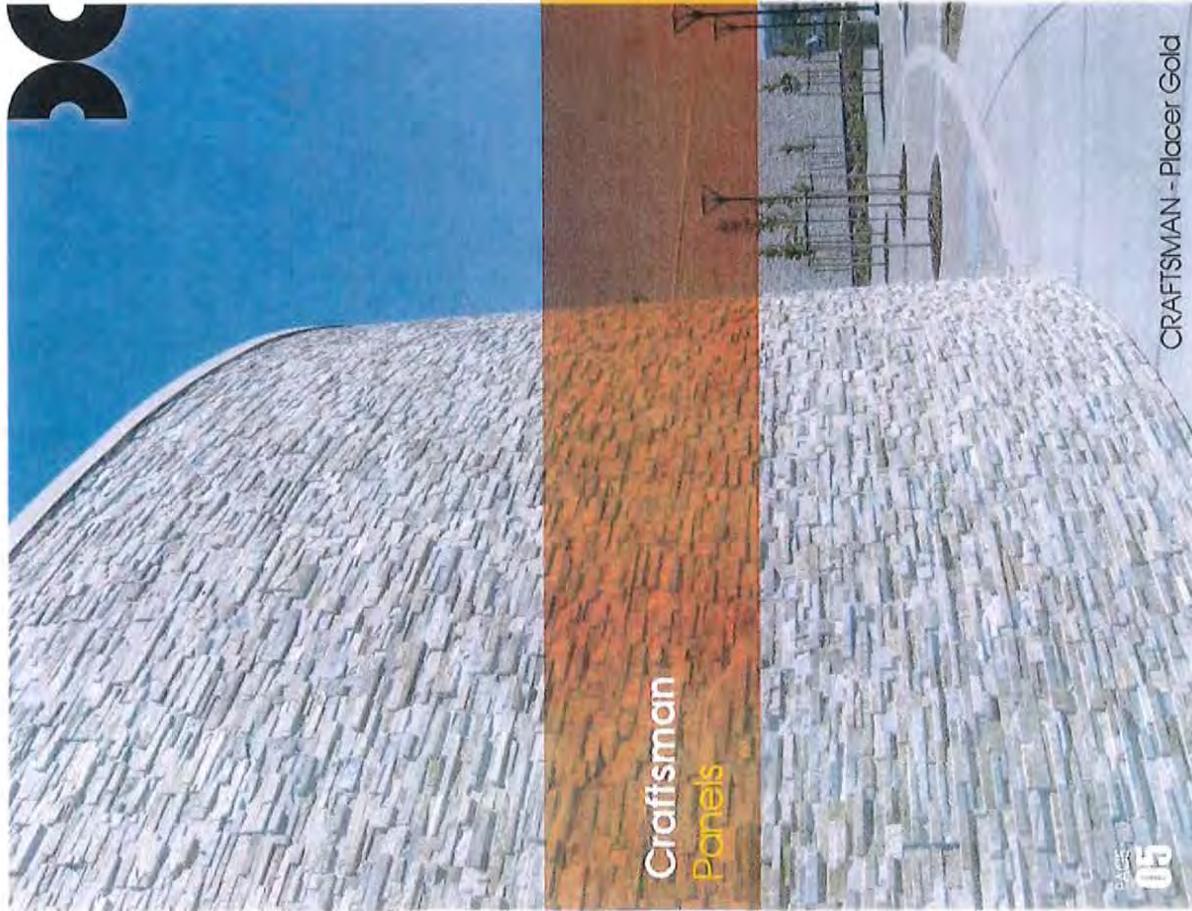
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JAN 02 2015



**Craftsman
Panels**

CRAFTSMAN - Placer Gold



Alpejo Jade	Autumn Horizon	Black Mountain	Placer Gold	Sierra Blue	Modulo Mesa
Size Per Panel Approx. 1.0 sq. ft.	Avg. Panel Thickness Approx. 1/2" - 1 1/2"	Weight 11 - 14 lbs./sq.	Dimension 6" h. x 24" w.	Panels Per Crate 150	

Colors available: *Alpejo Jade, Autumn Horizon, Black Mountain, Placer Gold, Sierra Blue, Modulo Mesa*



(Alpejo Jade)

Craftsman Panels

ROX PRO CRAFTSMAN PANELS are hand selected pieces of natural stones affixed together to form modular ROX PANELS. This allows for the streamlined installation of drystacked stone veneer. The CRAFTSMAN PANEL works well in both interior and exterior applications and complements our entire line of natural stone components. The unique clefing inherent to the CRAFTSMAN style panel will complement a wide range of design criteria whenever natural stone is desired.

The modular installation of natural craftsman becomes a reality with ROX PANELS. The labor-intensive process of "drystacking" individual stones is eliminated with our innovative solution to a traditional application.



Dimension
6" x 24" x 1"
Alpejo Jade, Autumn
Horizon, Black Mountain,
Placer Gold, Sierra Blue,
Modulo Mesa

Craftsman Panel
Inside Corner
Corner Per Crate:
72 per box = 36 ft.
2160 ft. per crate

www.realstonesources.com

Details:



Finished Ends



Standard Panel



Double End Corner



Single Finished End



Special Order



Double Finished Ends

Most stone products are produced in quarries and are subject to variation in methods, color, shape, finish, size, porosity, strength, slip resistance, density, etc. The biggest problem is the texture of the product to be used and how it will be installed. It is important to provide the stone with the proper preparation and maintenance for the natural stone product to be used. Some natural stone products may require naturally mineral substances under certain conditions. Please refer to the technical literature on a natural stone product based on a photograph or similar image. For additional information and for sales, please contact your dealer or ROX PRO representative. Any installation methods shown are guidelines only. Final installation procedures are specific to individual projects and should be approved by the project engineer.

SAFETY RAILS 2

APPLIED GLASS STOPS 3

TUBES 4

STOOL TRIM AND ACCESSORIES 5

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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LAWS AND BUILDING AND SAFETY CODES GOVERNING THE DESIGN AND USE OF GLAZED ENTRANCE, WINDOW, AND CURTAIN WALL PRODUCTS VARY WIDELY. KAWNEER DOES NOT CONTROL THE SELECTION OF PRODUCT CONFIGURATIONS, OPERATING HARDWARE, OR GLAZING MATERIALS, AND ASSUMES NO RESPONSIBILITY THEREFOR.

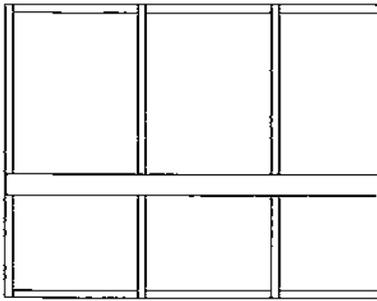
Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses () are millimeters unless otherwise noted.

The following metric (SI) units are found in these details:

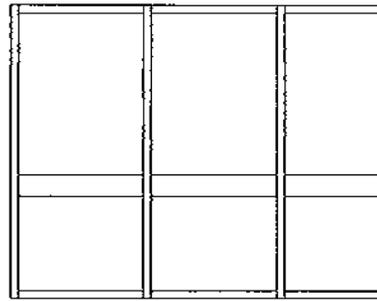
- m – meter
- cm – centimeter
- mm – millimeter
- s – second
- Pa – pascal
- MPa – megapascal

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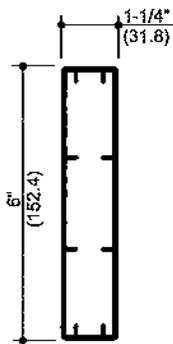
SCALE 3" = 1'-0"



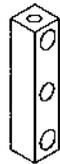
RAILING MOUNTED ON FACE OF MULLION



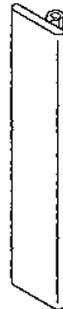
RAILING MOUNTED BETWEEN MULLIONS



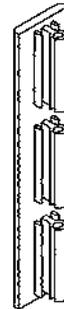
104-060 SAFETY RAIL



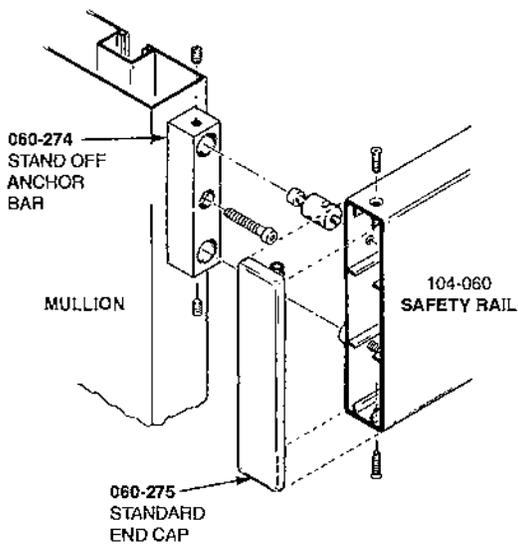
060-274 STAND OFF ANCHOR BAR



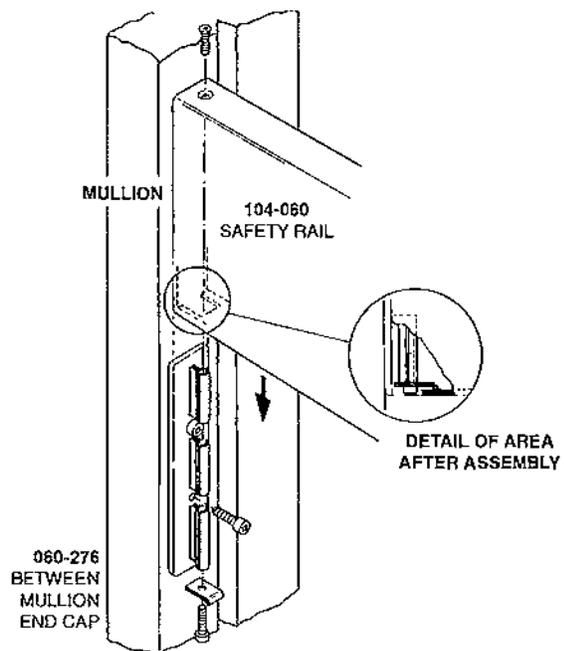
060-275 STANDARD END CAP



060-276 BETWEEN MULLION END CAP



RAILING MOUNTED ON FACE OF MULLION



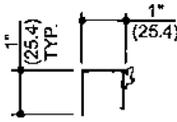
RAILING MOUNTED BETWEEN MULLIONS

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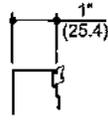
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SCALE: 3" = 1'-0"

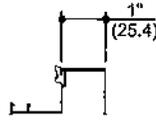
GLASS STOP ASSEMBLIES



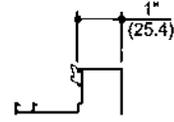
069-196
FACE ASSEMBLY



069-197
FACE ASSEMBLY

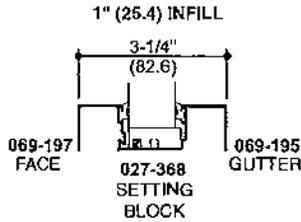
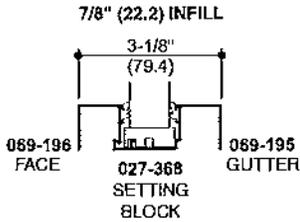
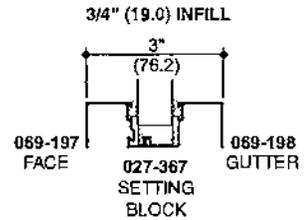
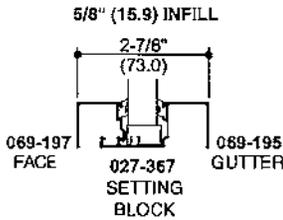
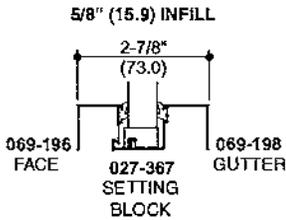
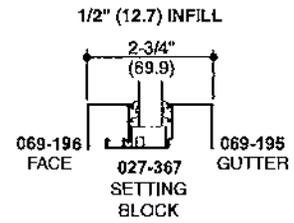
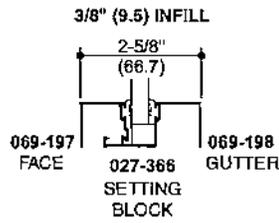
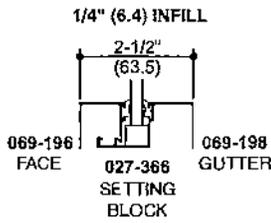


069-198
GUTTER ASSEMBLY

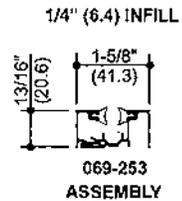
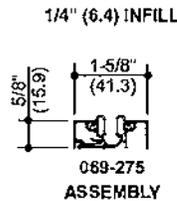
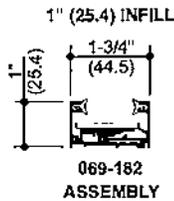
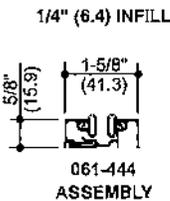
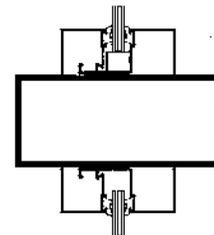


069-195
GUTTER ASSEMBLY

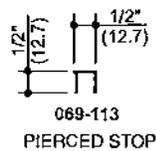
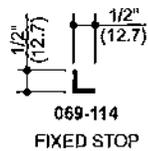
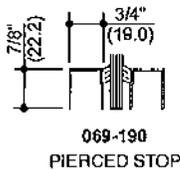
ASSEMBLY COMBINATIONS



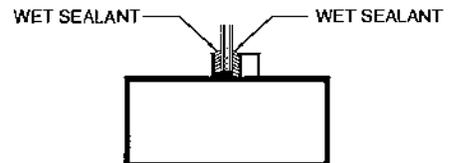
TYPICAL APPLICATION



PIERCED STOPS



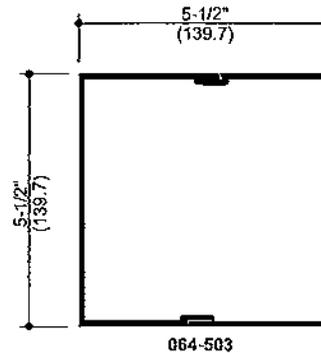
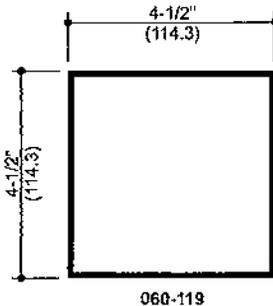
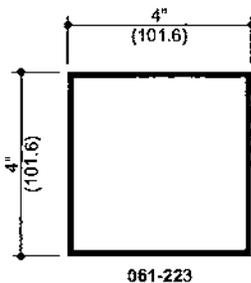
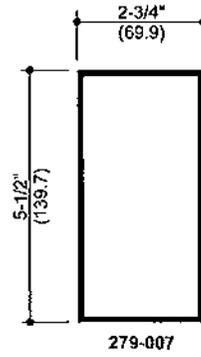
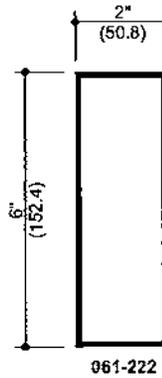
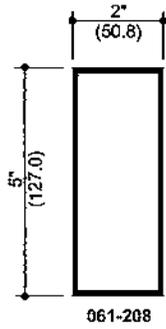
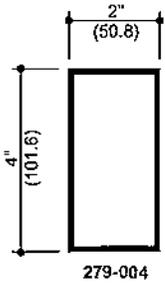
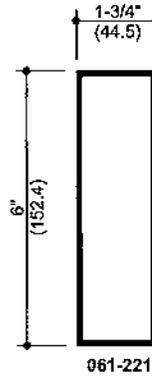
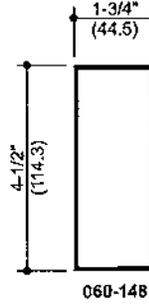
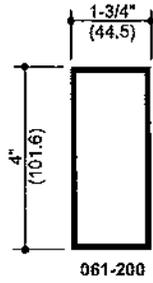
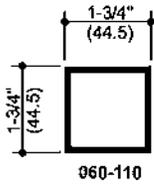
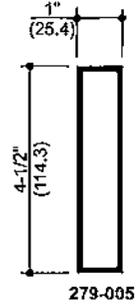
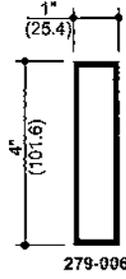
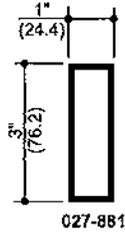
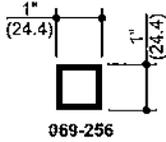
TYPICAL APPLICATION



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SCALE 3" = 1'-0"



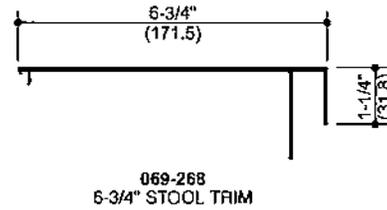
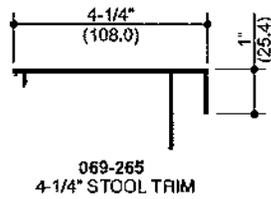
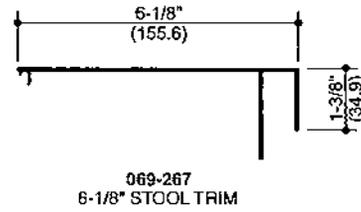
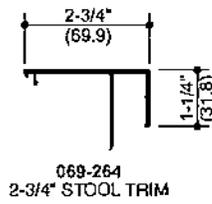
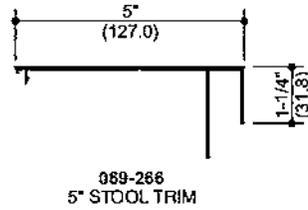
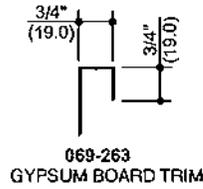
SPLIT TUBE

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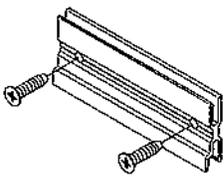
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SCALE 3" = 1'-0"

STOOL TRIMS



STOOL TRIM CLIPS



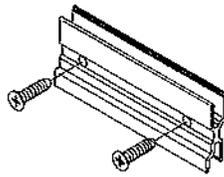
450-VG-640
4" REVERSABLE
STOOL TRIM CLIP PACKAGE

(TRIFAB 400 & TRIFAB VG 450)

For use with both Standard and HP Flashing



450-VG-140
(STOCK LENGTH)



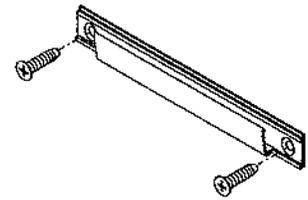
451-VG-640
4" REVERSABLE
STOOL TRIM CLIP PACKAGE

(TRIFAB VG 451/451T)

For use with both Standard and HP Flashing



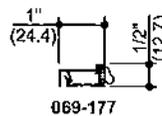
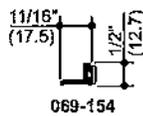
451-VG-140
(STOCK LENGTH)



069-271
STOOL TRIM CLIP PACKAGE

NOTE:
Not compatible with all sill configurations

APPLIED DOOR STOPS

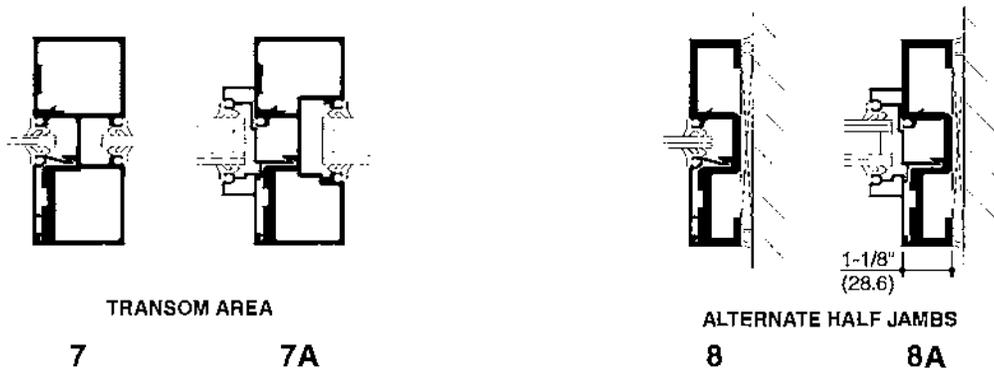
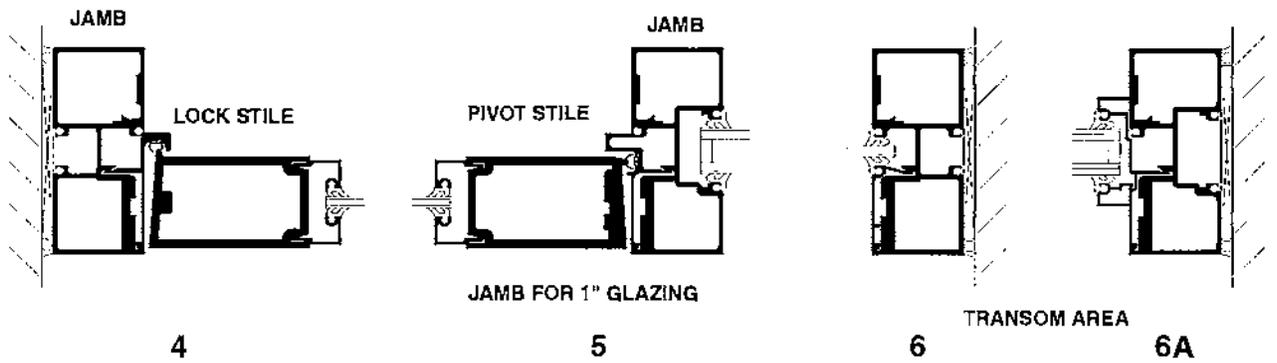
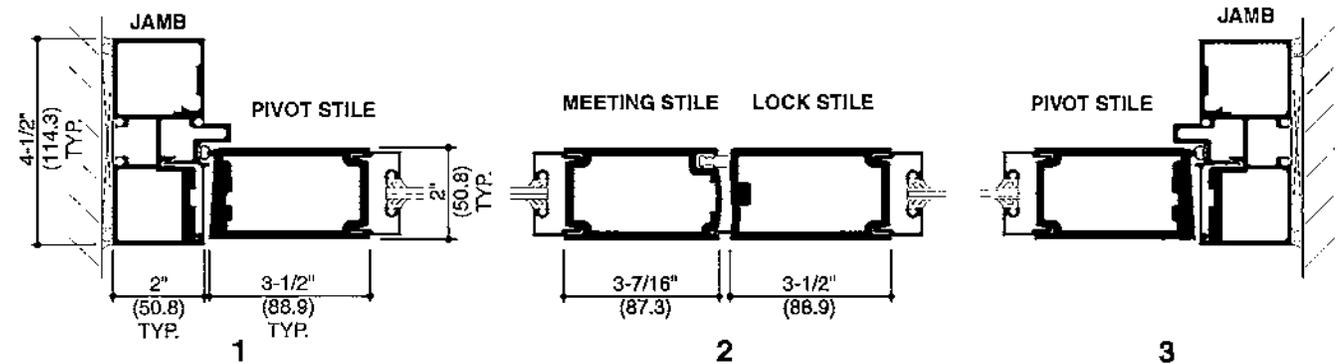
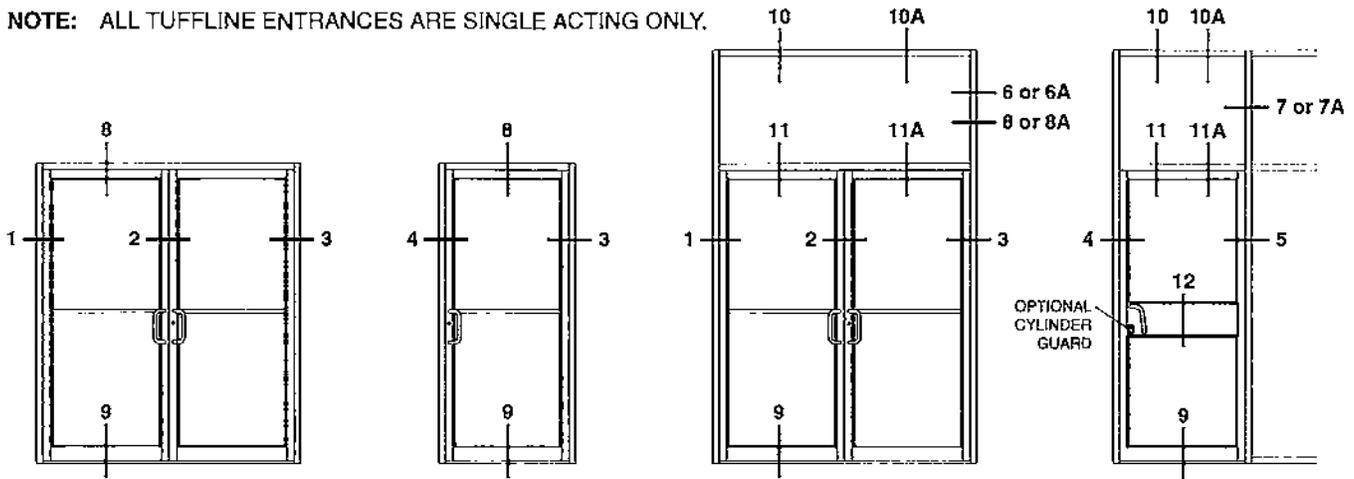


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SCALE 3" = 1' - 0"

NOTE: ALL TUFFLINE ENTRANCES ARE SINGLE ACTING ONLY.

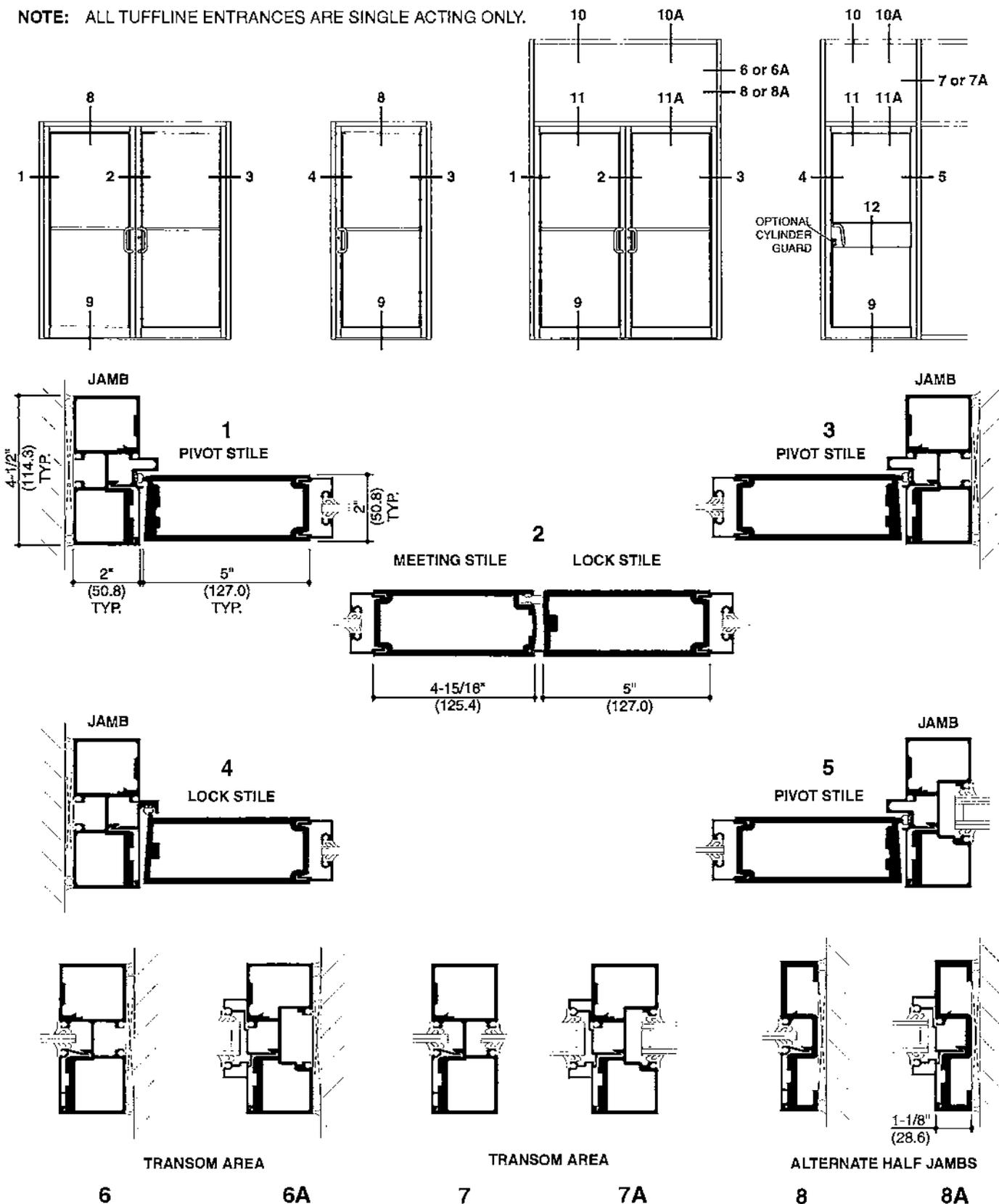


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Features

- 350 Tuffline® has 3-1/2" vertical stile, 3-3/8" top and 6-3/4" bottom rail
- 500 Tuffline® has 5" vertical stile, 5" top and 6-3/4" bottom rail
- Door is 2" deep and has 3/16" walls
- Dual moment welded corner construction
- Single acting
- Heavy duty offset pivots, butt hinges or continuous geared hinge
- Surface mounted or concealed closers
- MS locks or panic hardware
- Architects Classic push/pulls
- 1/4", 5/8" or 1" infills
- Double weatherstripping at meeting stiles; single exterior pile and interior twin-fin polymeric adjustable astragal
- Frame is 2" x 4-1/2" and includes 3/16" wall thickness at all hardware attachment points
- Sealair® bulb polymeric weatherstripping in door frames
- Permanodic® anodized finishes in 7 choices
- Painted finishes in standard and custom choices

Optional Features

- Numerous push/pull finishes
- Paneline® exit device, Paneline® EL exit device
- Various bottom and cross rails
- Optional 3/16" wall thickness throughout frame

Product Applications

- 350 Tuffline® - constructed for unequalled strength and designed for high traffic and high abuse applications such as schools, universities and sports stadiums
- 500 Tuffline® - offers the same performance features as the 350 Tuffline® except in a wide stile design

For specific product applications,
Consult your Kawneer representative.

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PICTORIAL VIEW 5

350 ENTRANCE DETAILS (Standard Frame) 6

350 ENTRANCE DETAILS (Heavy Frame)..... 7

500 ENTRANCE DETAILS (Standard Frame) 8

500 ENTRANCE DETAILS (Heavy Frame) 9

350/500 ENTRANCE DETAILS 10

PANELINE® / PANELINE® EL EXIT DEVICE..... 11

DOOR AND FRAME OPTIONS..... 12

HARDWARE OPTIONS 13

THERMAL CHARTS 14-26

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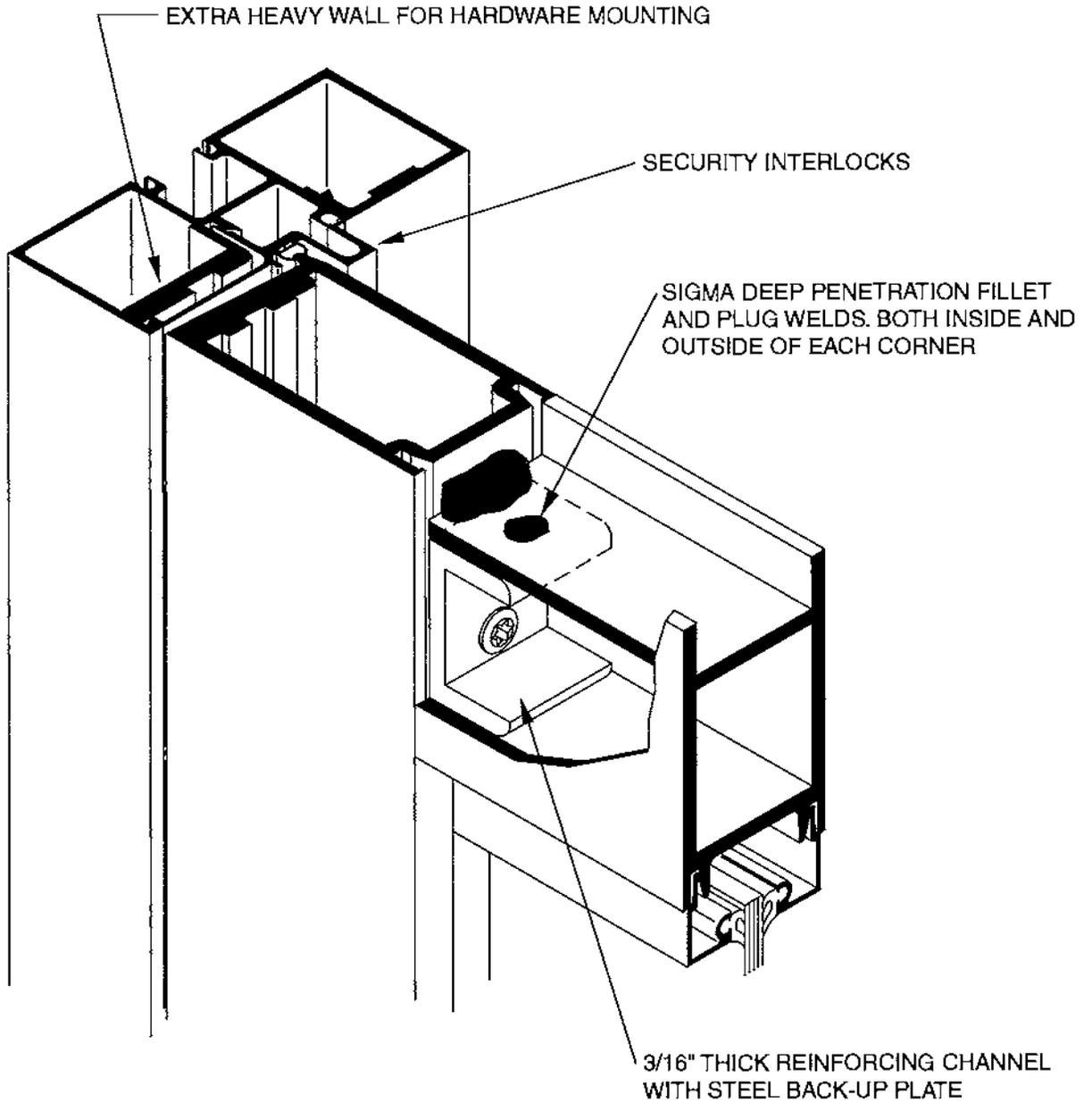
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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Laws and building and safety codes governing the design and use of glazed terraces, windows, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

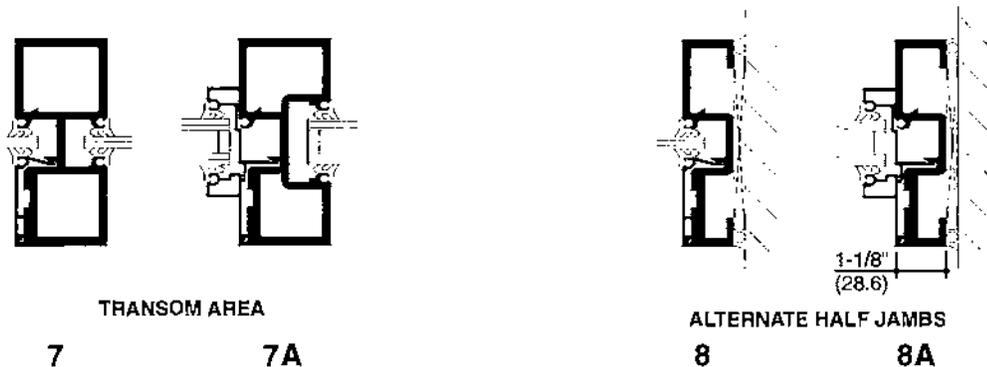
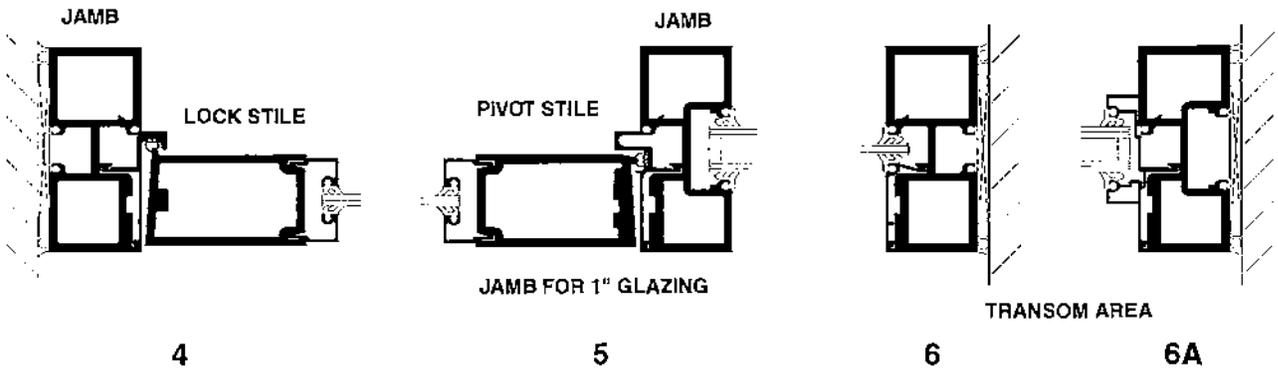
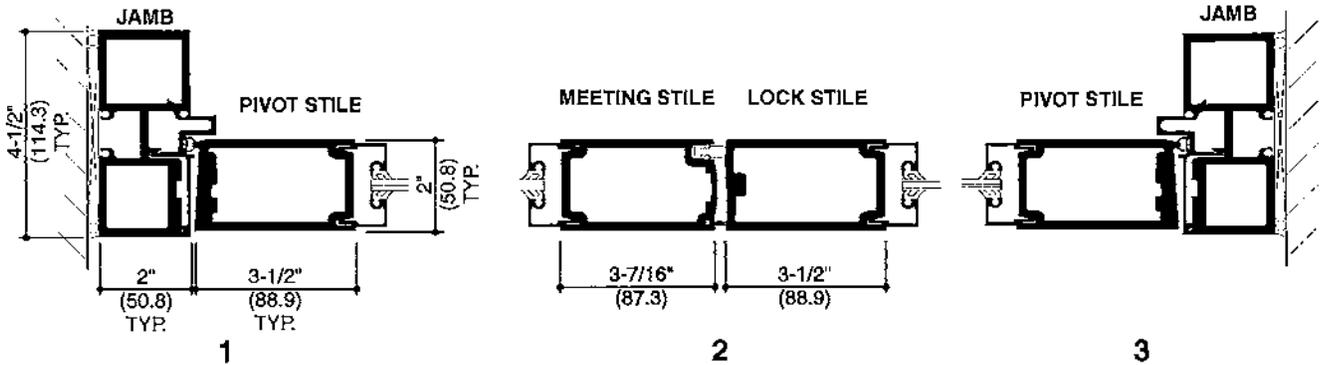
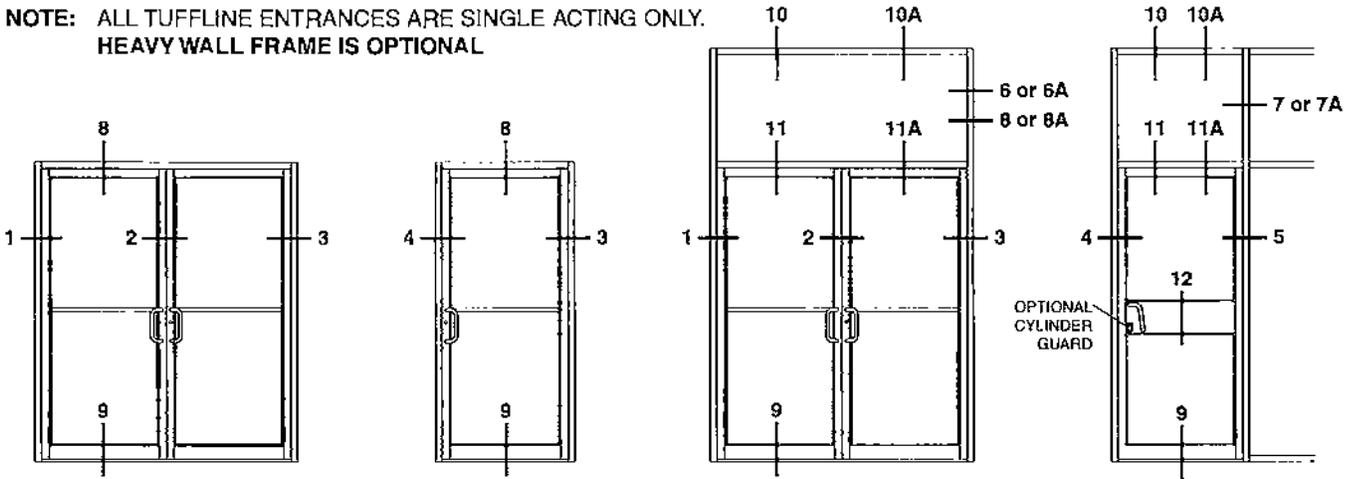
© Kawneer Company, Inc., 2010

SCALE 3"=1' - 0"

**NOTE: ALL TUFFLINE ENTRANCES ARE SINGLE ACTING ONLY.
HEAVY WALL FRAME IS OPTIONAL**

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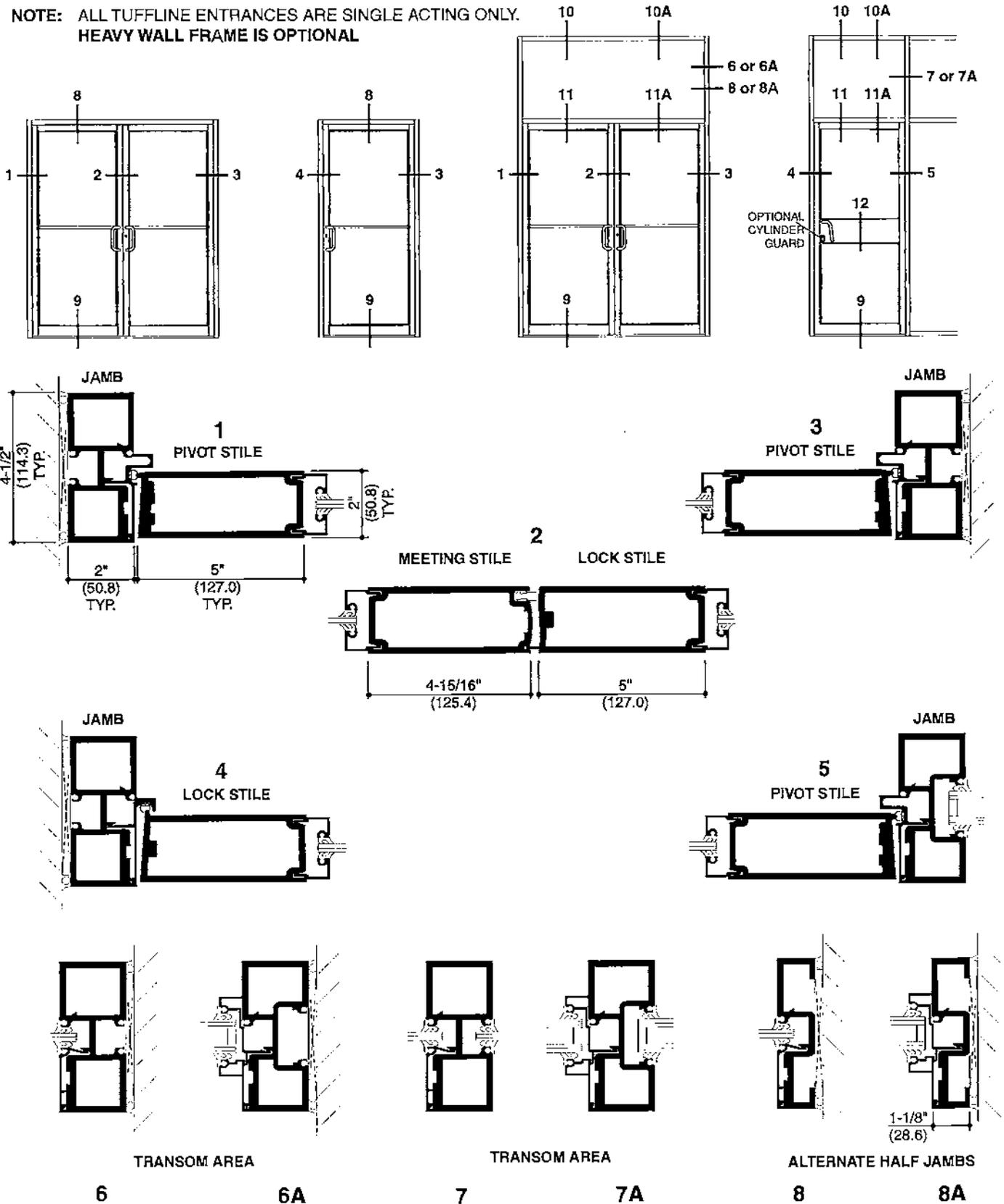


SCALE 3"=1' - 0"

**NOTE: ALL TUFFLINE ENTRANCES ARE SINGLE ACTING ONLY.
HEAVY WALL FRAME IS OPTIONAL**

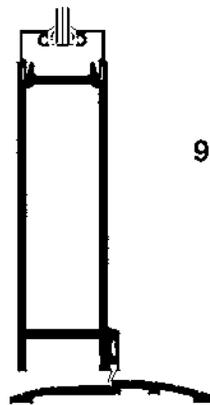
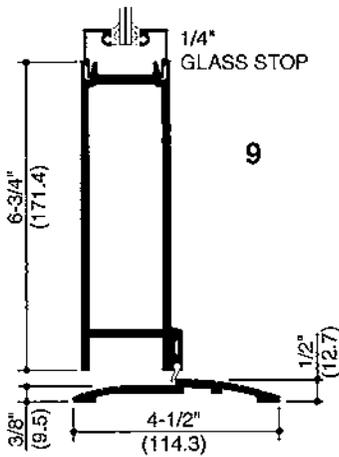
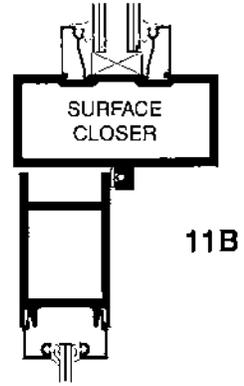
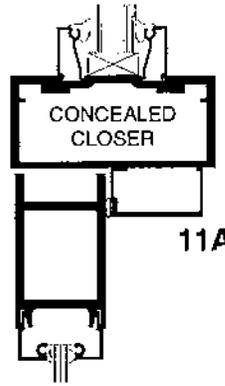
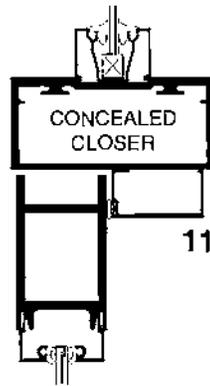
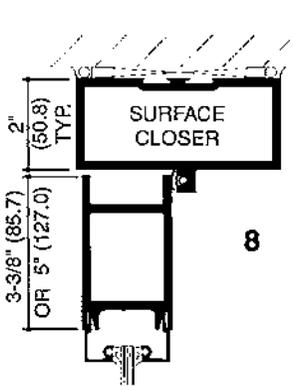
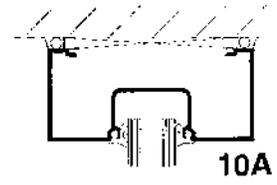
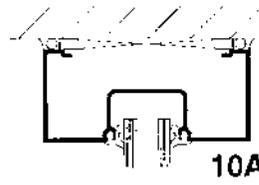
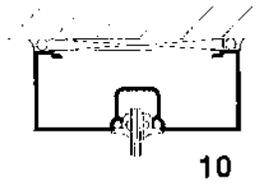
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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SCALE 3" = 1' - 0"

CAD DETAILS:
SEE TRIFAB VG 450
AND TRIFAB VG 451



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SCALE 3" = 1' - 0"

PANELINE® EXIT DEVICE

The Paneline® concealed rod exit device for 350 and 500 Tuffline doors will accommodate variations in stile width and door width as shown in the following illustrations.

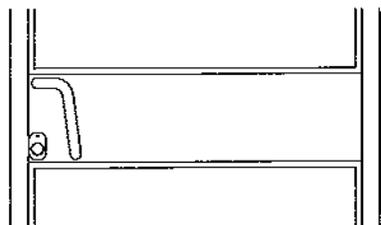
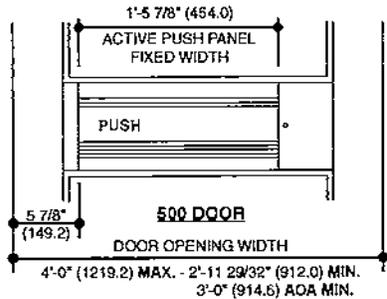
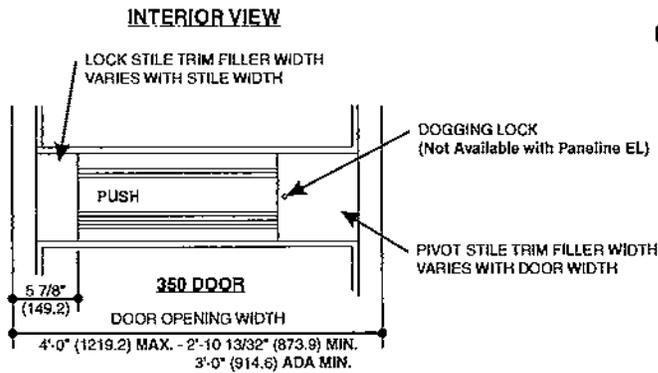
The Optional Paneline® EL device is designed for electrified access control and is compatible with most key pad and card reader systems.

See **Hardware Section** for complete description of Paneline hardware, including finish of units.

Paneline® uses mortise cylinder in lieu of the normal rim-type.
Dummy Paneline units are not for use with any type of lock.

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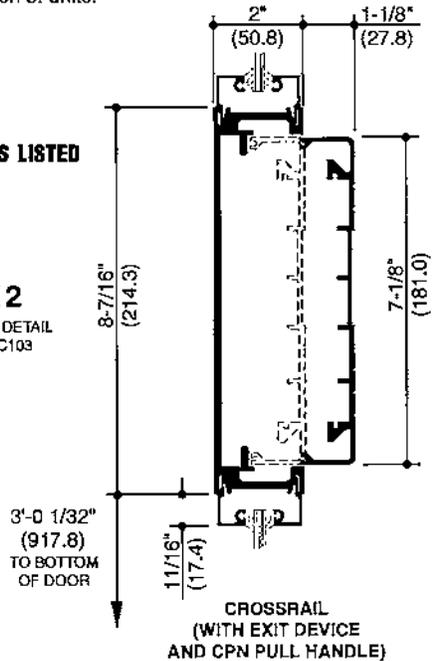
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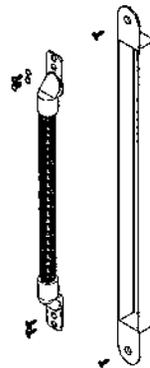
EXTERIOR VIEW
"CPN" PULL AND OPTIONAL CYLINDER GUARD SHOWN



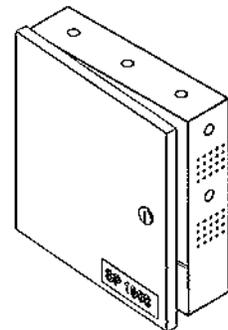
12
CAD DETAIL
EC103



PANELINE® EL COMPONENTS

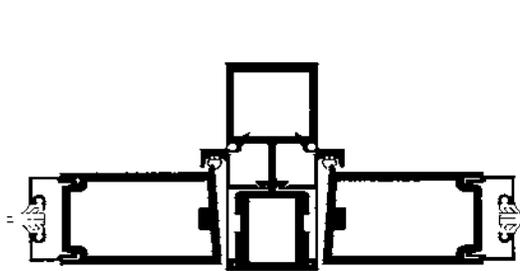


ELECTRIC POWER TRANSFER (EPT)

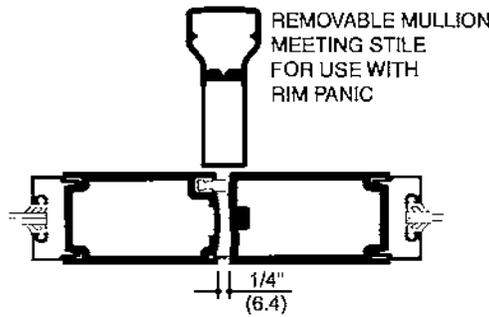


SP 1000 POWER SUPPLY

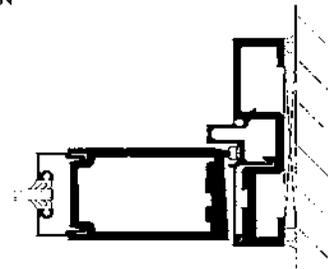
SCALE 3" = 1' - 0"



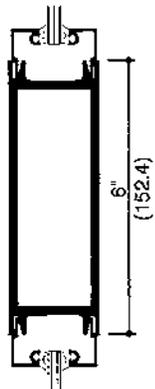
COMMON LOCK STILE DOOR JAMB



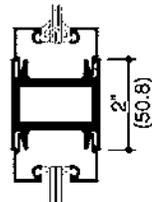
COMMON LOCK STILE DOOR JAMB



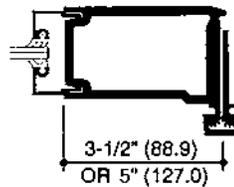
ALTERNATE PIVOT JAMB



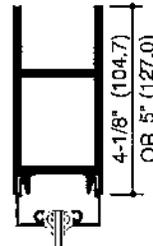
6" CROSS RAIL



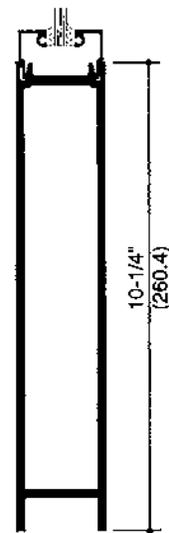
2" CROSS RAIL



DOOR STILE WITH CONTINUOUS HINGE

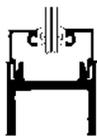


TOP RAIL FOR LCN CONCEALED CLOSER

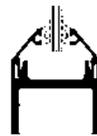


HIGH BOTTOM RAIL

GLAZING TYPES



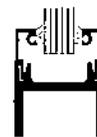
SQUARE STOPS FOR 1/4" INFILL (STANDARD)



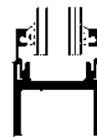
BEVELED STOPS FOR 1/4" INFILL



BEVELED STOPS FOR 5/8" INFILL



SQUARE STOPS FOR 5/8" INFILL

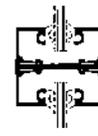


SQUARE STOPS FOR 1" INFILL

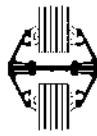
STOPS FOR 5/16" MUNTINS



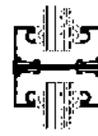
BEVELED STOPS FOR 1/4" INFILL WITH 5/16" MUNTIN.



SQUARE STOPS FOR 1/4" INFILL WITH 5/16" MUNTIN



BEVELED STOPS FOR 5/8" INFILL WITH 5/16" MUNTIN



SQUARE STOPS FOR 5/8" INFILL WITH 5/16" MUNTIN



SQUARE STOPS FOR 1" INFILL WITH 5/16" MUNTIN

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HINGES & PIVOTS

- BUTT HINGES** 1-1/2 pair heavy duty 5" x 4-1/2" ball bearing butt hinges per leaf.
- OFFSET PIVOTS** Kawneer engineered heavy duty top, bottom and intermediate pivots (anodized finish only). Intermediate pivot is standard and is load bearing and adjustable.
- OPTIONAL HINGES** Continuous Hinge.

NOTE: Intermediate hinges and pivots are standard on all 350/500 Tuffline Entrances, no substitution of outside hinge hardware by others.

DOOR CLOSERS

- CONCEALED OVERHEAD** Standard COC with single acting offset arm or LCN 2030 single acting.

NOTE: For high traffic & high wind applications, a supplemental door stop is recommended.

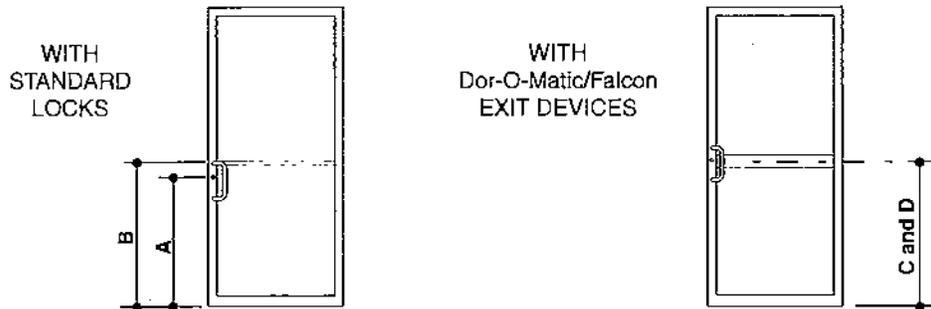
- SURFACE MOUNTED** Norton 1601 adjustable or 1601 BF adjustable, LCN 1260 adjustable or LCN 4040 Super Smoothie.

PUSH - PULLS

- Architects Classic style CO-9 Pull and CP-II Push Bar
- Architects Classic style CO-9 Pull and CP Push Bar
- Architects Classic style CO-12 Pull and CP-II Push Bar
- Architects Classic style CO-12 Pull and CP Push Bar
- Architects Classic style CO-9/CO-9 Pull
- Architects Classic style CO-12/CO-12 Pull
- Architects Classic style CO-9 Pull with Exit Devices
- Architects Classic style CPN Pull with Paneline® and Paneline® EL Exit Devices

LOCKS AND EXIT DEVICES

- Adams Rite 1850 Lock, Adams Rite 3 Point Lock and Adams Rite 1850-050 (single doors only)
- Kawneer Standard Flush Bolts
- Kawneer Controller®
- Cylinder Guard
- Paneline® Concealed Rod Exit Device, Paneline® EL Concealed Rod Exit Device
- Concealed Rod Exit Device
- Dor-o-matic/Falcon 1490, 1690, EL 1690 and 1990 Concealed Rod Exit Device
- Dor-o-matic/Falcon 1590, 1790, EL 1790 and 2090 Rim Exit Device

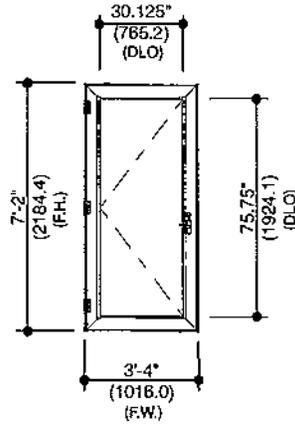


Dimension	A	B	C	D
HARDWARE ITEM	DEADLOCK/LATCH	PUSH BAR/PULL	1690 TOUCH BAR	1790 TOUCH BAR
MEASURED TO	∅ OF CYLINDER	∅ OF PUSH BAR	∅ OF TOUCH BAR	∅ OF TOUCH BAR
HEIGHT	40-13/16" (1036.6)	44-5/16" (1125.5)	40-5/8" (1031.9)	41-5/16" (1049.4)

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Project Specific U-Factor Example Calculation



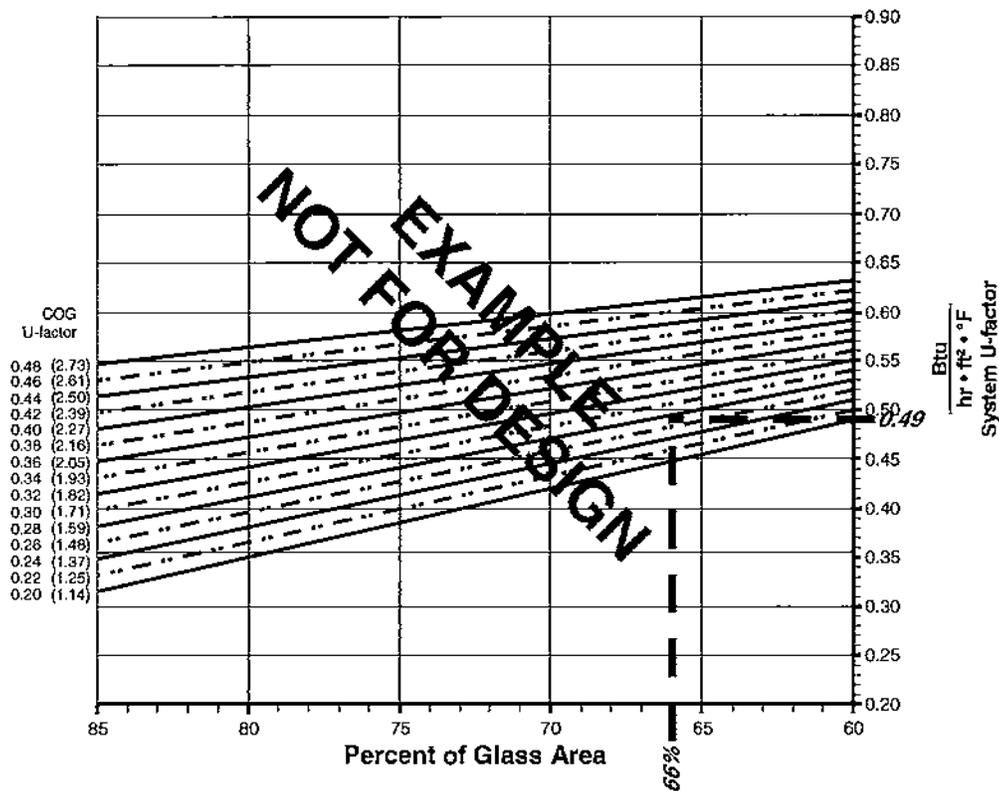
Example Glass U-Factor = 0.28 Btu/hr • ft² • °F

Total Daylight Opening = 30.125" x 75.75" = 15.85 ft²

Total Projected Area = 3'-4" x 7'-2" = 23.9 ft²

Percent of Glass = (Total Daylight Opening ÷ Total Projected Area)100
 = (15.85 ÷ 23.9)100 = 66%

System U-factor vs Percent of Glass Area



Based on 66% glass and center of glass (COG) U-factor of 0.28
 System U-factor is equal to 0.49 Btu/hr • ft² • °F

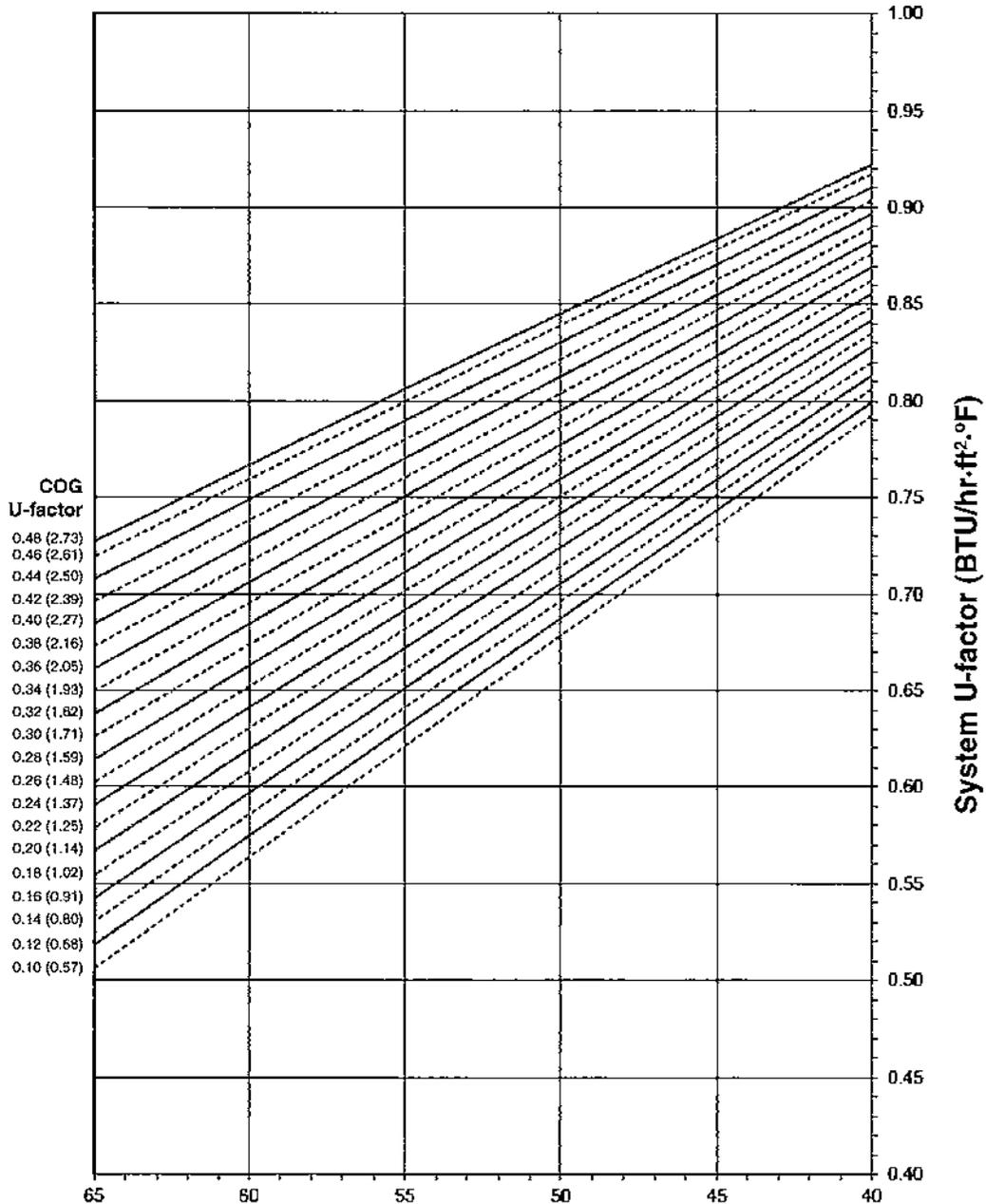
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350 (SINGLE DOOR)

System U-factor vs Percent of Glass Area



Percent of Glass = Vision Area/Total Area
(Total Daylight Opening / Projected Area)

Notes for System U-Factor, SHGC and VT charts:

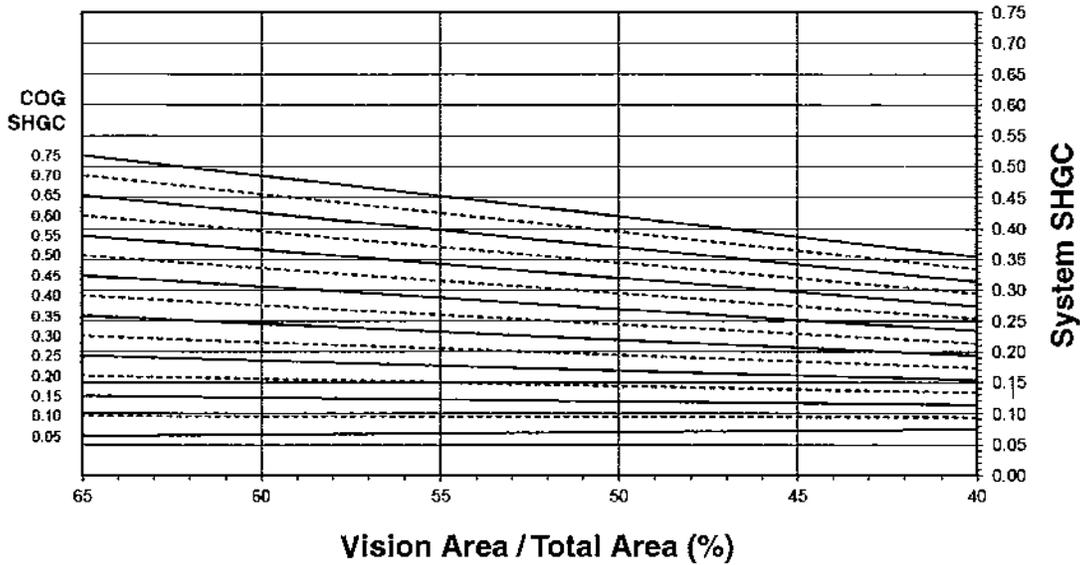
For glass values that are not listed, linear interpolation is permitted.
Glass properties are based on center of glass values (winter conditions) and are obtained from your glass supplier.

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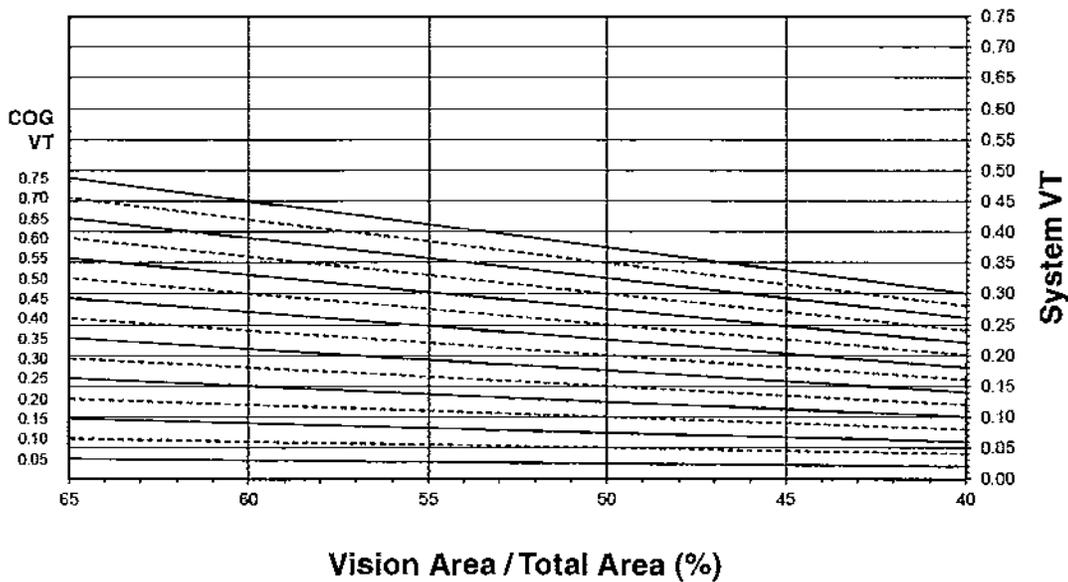
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350 (SINGLE DOOR)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



Local building and safety codes governing the design and use of glazed entrances, windows, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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Thermal Transmittance ¹ (BTU/hr • ft² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.83
0.46	0.82
0.44	0.81
0.42	0.81
0.40	0.80
0.38	0.79
0.36	0.78
0.34	0.77
0.32	0.76
0.30	0.75
0.28	0.74
0.26	0.73
0.24	0.72
0.22	0.71
0.20	0.70
0.18	0.69
0.16	0.68
0.14	0.68
0.12	0.67
0.10	0.66

350 (SINGLE DOOR)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values (winter conditions) and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matrices are based on the standard NFRC specimen size of 960mm wide by 2090mm high (37-3/4" by 82-3/8").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.43
0.70	0.41
0.65	0.38
0.60	0.36
0.55	0.33
0.50	0.30
0.45	0.28
0.40	0.25
0.35	0.23
0.30	0.20
0.25	0.17
0.20	0.15
0.15	0.12
0.10	0.10
0.05	0.07

Visible Transmittance ²

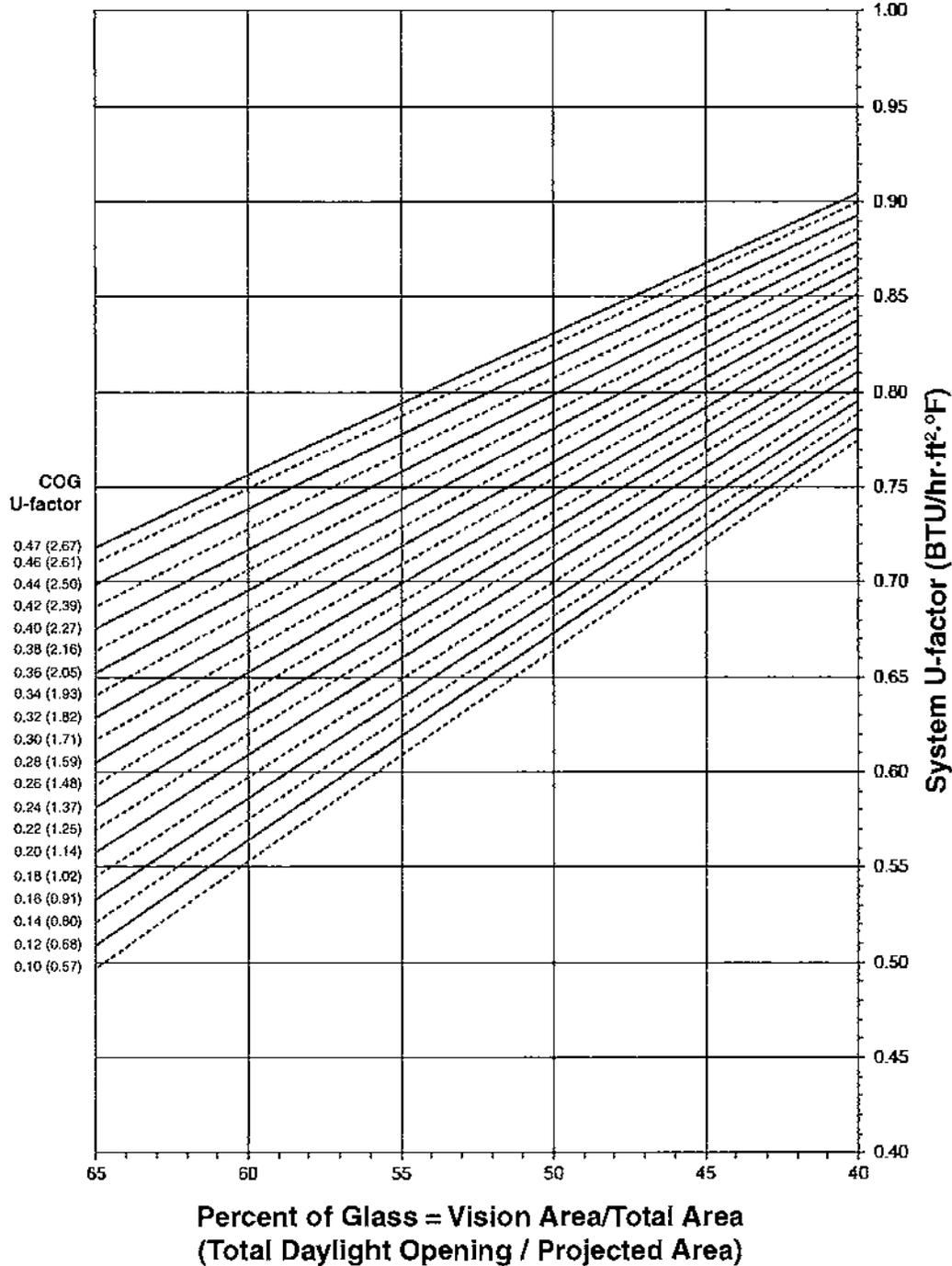
Glass VT ³	Overall VT ⁴
0.75	0.39
0.70	0.36
0.65	0.34
0.60	0.31
0.55	0.29
0.50	0.26
0.45	0.23
0.40	0.21
0.35	0.18
0.30	0.16
0.25	0.13
0.20	0.10
0.15	0.08
0.10	0.05
0.05	0.03

Laws and building and safety codes governing the design and use of glazed entrances, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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350 (PAIR OF DOORS)

System U-factor vs Percent of Glass Area



Notes for System U-Factor, SHGC and VT charts:

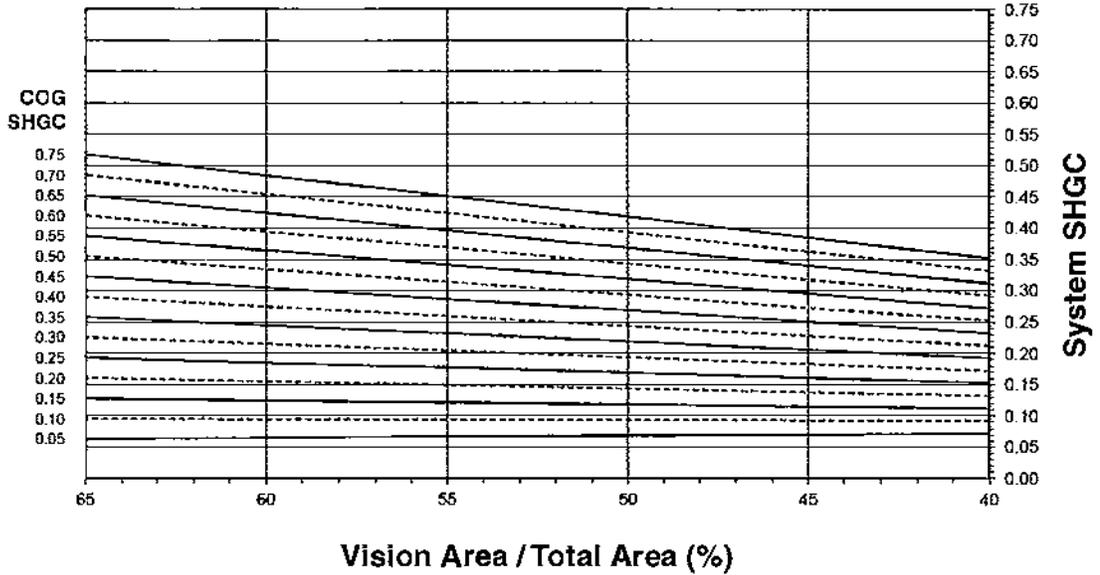
For glass values that are not listed, linear interpolation is permitted.
 Glass properties are based on center of glass values (winter conditions) and are obtained from your glass supplier.

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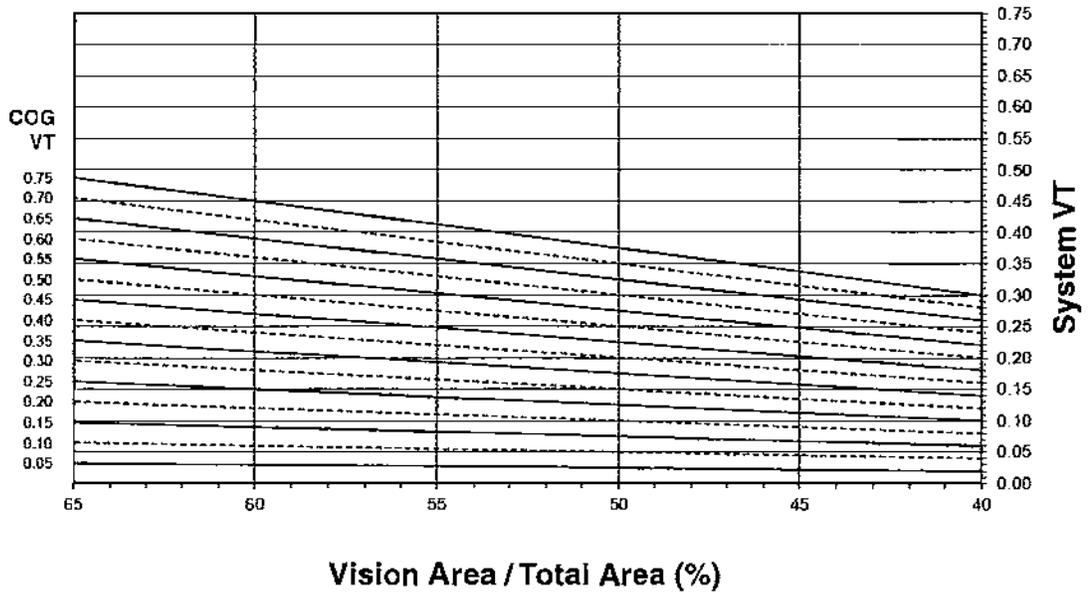
350 (PAIR OF DOORS)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

System Visible Transmittance (VT) vs Percent of Vision Area



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Thermal Transmittance ¹ (BTU/hr • ft² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.47	0.79
0.46	0.78
0.44	0.77
0.42	0.76
0.40	0.75
0.38	0.74
0.36	0.73
0.34	0.72
0.32	0.71
0.30	0.70
0.28	0.69
0.26	0.68
0.24	0.67
0.22	0.66
0.20	0.65
0.18	0.64
0.16	0.63
0.14	0.62
0.12	0.61
0.10	0.60

350 (PAIR OF DOORS)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values (winter conditions) and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matrices are based on the standard NFRC specimen size of 1920mm wide by 2090mm high (75-1/2" by 82-3/8").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.46
0.70	0.43
0.65	0.40
0.60	0.37
0.55	0.35
0.50	0.32
0.45	0.29
0.40	0.26
0.35	0.23
0.30	0.21
0.25	0.18
0.20	0.15
0.15	0.12
0.10	0.09
0.05	0.07

Visible Transmittance ²

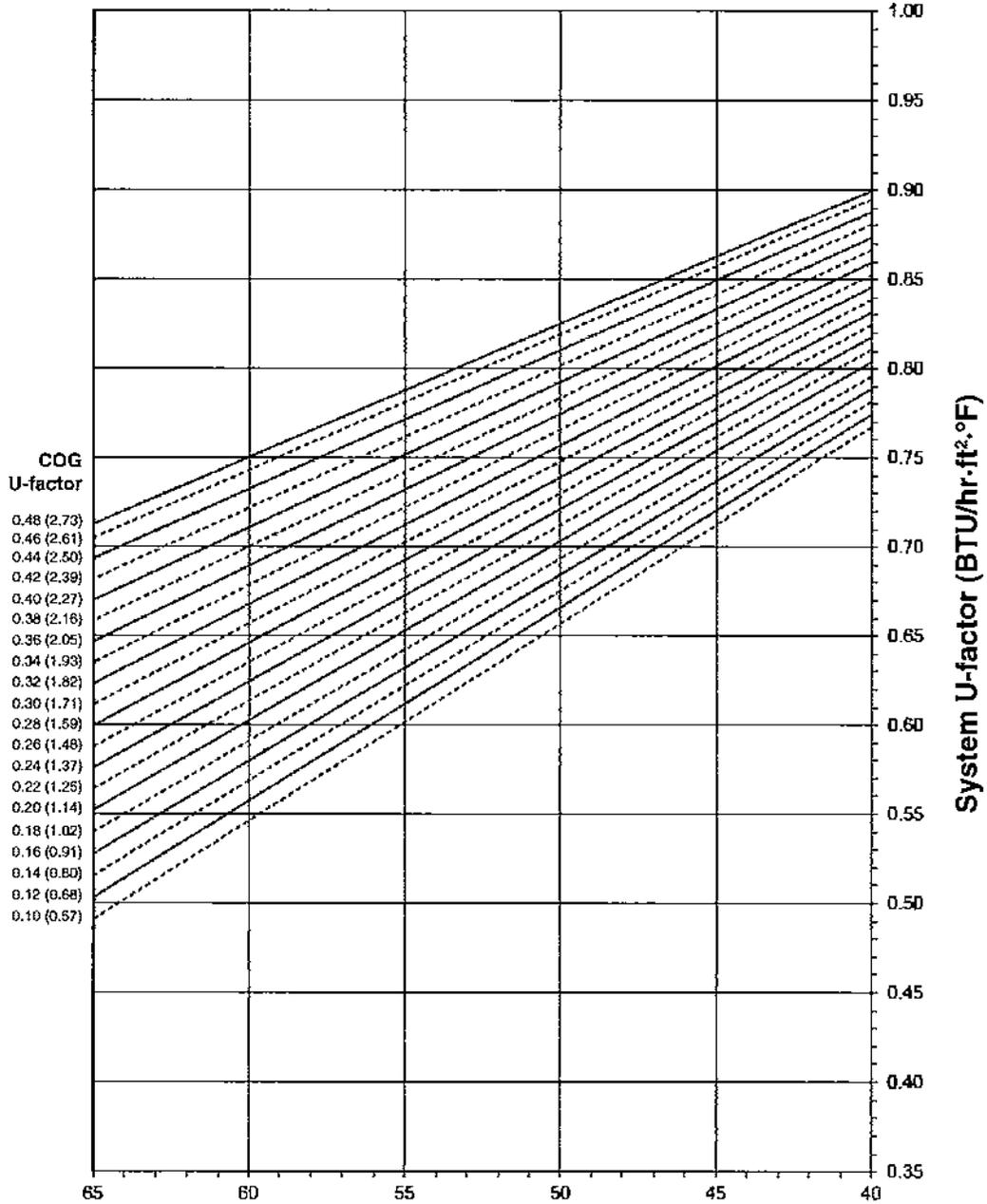
Glass VT ³	Overall VT ⁴
0.75	0.42
0.70	0.39
0.65	0.36
0.60	0.34
0.55	0.31
0.50	0.28
0.45	0.25
0.40	0.22
0.35	0.20
0.30	0.17
0.25	0.14
0.20	0.11
0.15	0.08
0.10	0.06
0.05	0.03

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500 (SINGLE DOOR)

System U-factor vs Percent of Glass Area



Percent of Glass = Vision Area/Total Area
 (Total Daylight Opening / Projected Area)

Notes for System U-Factor, SHGC and VT charts:

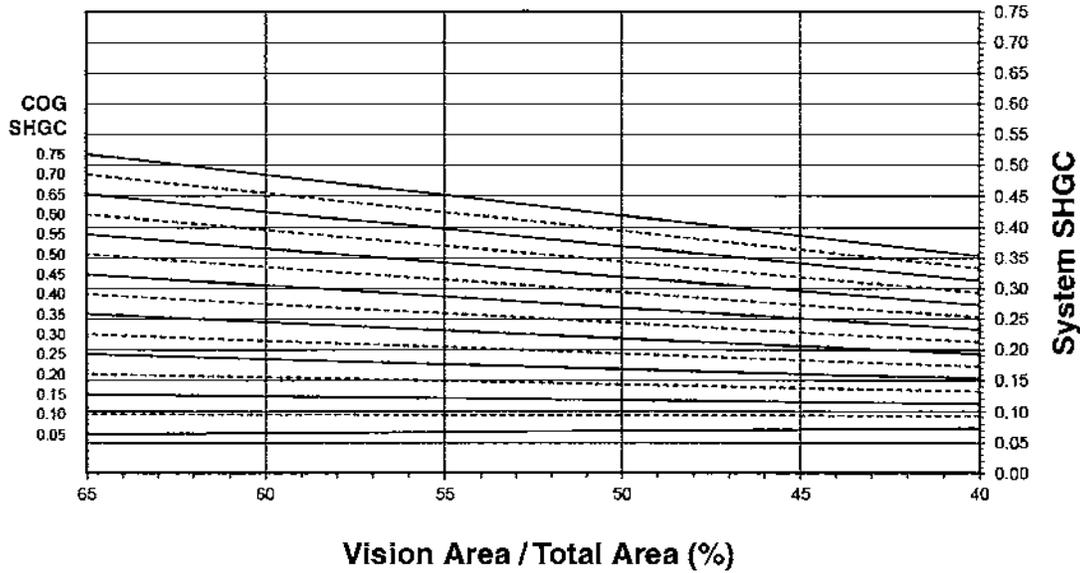
For glass values that are not listed, linear interpolation is permitted.
 Glass properties are based on center of glass values (winter conditions) and are obtained from your glass supplier.

Laws and building and safety codes governing the design and use of glazed entrances, windows, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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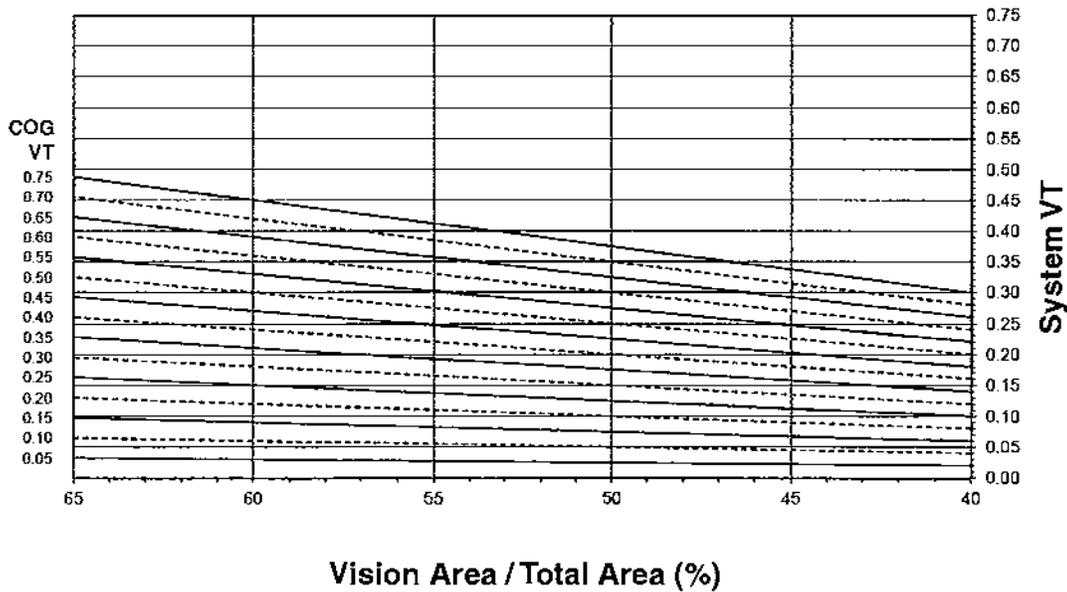
500 (SINGLE DOOR)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

System Visible Transmittance (VT) vs Percent of Vision Area



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Thermal Transmittance ¹ (BTU/hr • ft² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.87
0.46	0.86
0.44	0.85
0.42	0.84
0.40	0.84
0.38	0.83
0.36	0.82
0.34	0.81
0.32	0.81
0.30	0.80
0.28	0.79
0.26	0.78
0.24	0.77
0.22	0.77
0.20	0.76
0.18	0.75
0.16	0.74
0.14	0.73
0.12	0.73
0.10	0.72

500 (SINGLE DOOR)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values (winter conditions) and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matrices are based on the standard NFRC specimen size of 960mm wide by 2090mm high (37-3/4" by 82-3/8").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.38
0.70	0.36
0.65	0.34
0.60	0.32
0.55	0.29
0.50	0.27
0.45	0.25
0.40	0.23
0.35	0.21
0.30	0.18
0.25	0.16
0.20	0.14
0.15	0.12
0.10	0.09
0.05	0.07

Visible Transmittance ²

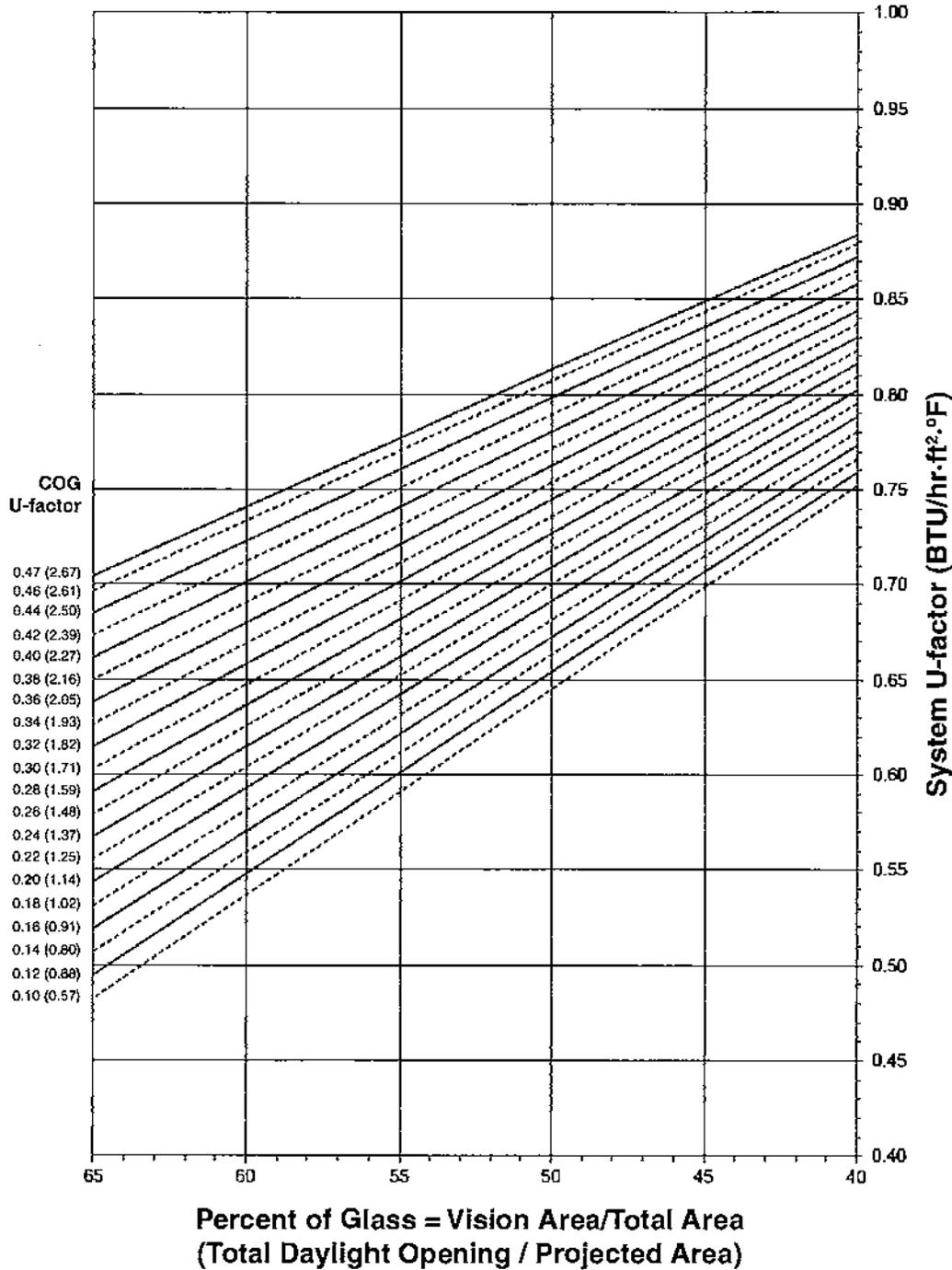
Glass VT ³	Overall VT ⁴
0.75	0.33
0.70	0.31
0.65	0.29
0.60	0.27
0.55	0.25
0.50	0.22
0.45	0.20
0.40	0.18
0.35	0.16
0.30	0.13
0.25	0.11
0.20	0.09
0.15	0.07
0.10	0.04
0.05	0.02

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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500 (PAIR OF DOORS)

System U-factor vs Percent of Glass Area



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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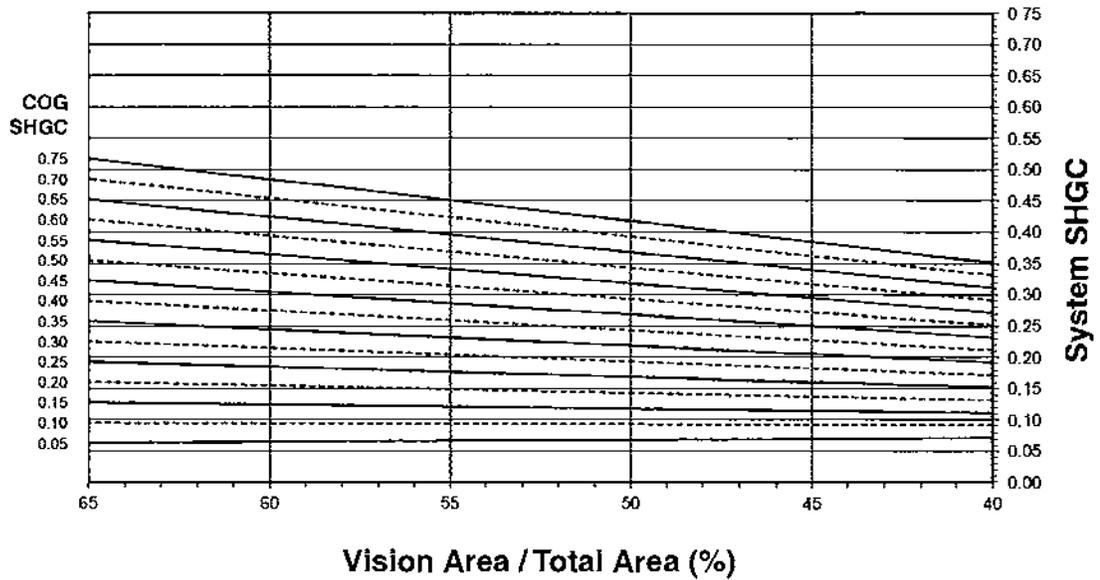
Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

Glass properties are based on center of glass values (winter conditions) and are obtained from your glass supplier.

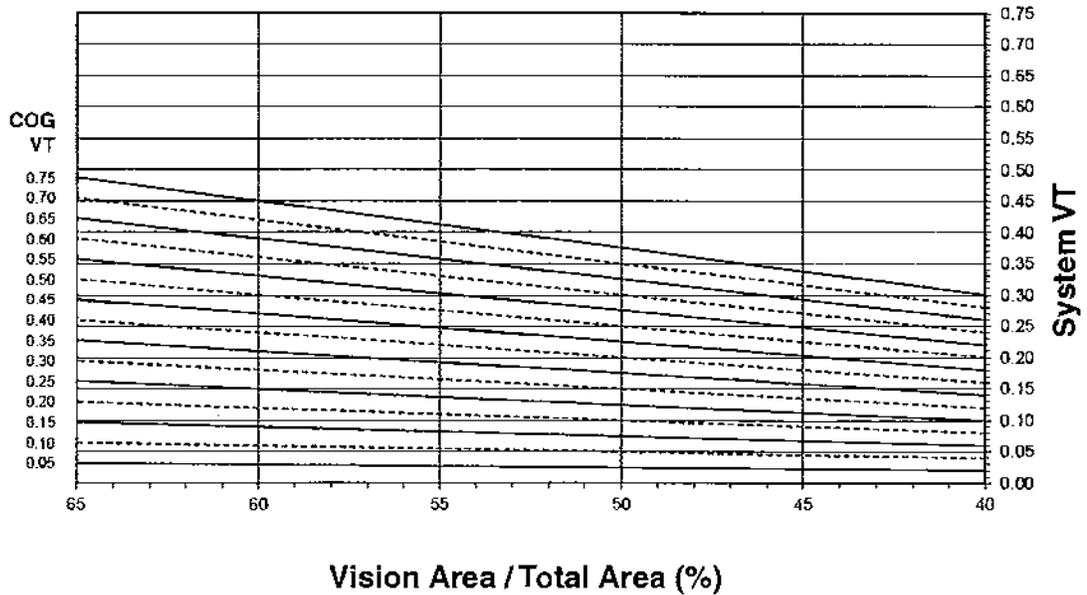
500 (PAIR OF DOORS)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

System Visible Transmittance (VT) vs Percent of Vision Area



Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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Thermal Transmittance ¹ (BTU/hr • ft² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.47	0.82
0.46	0.82
0.44	0.81
0.42	0.80
0.40	0.79
0.38	0.78
0.36	0.77
0.34	0.77
0.32	0.76
0.30	0.75
0.28	0.74
0.26	0.73
0.24	0.72
0.22	0.71
0.20	0.70
0.18	0.70
0.16	0.69
0.14	0.68
0.12	0.67
0.10	0.66

500 (PAIR OF DOORS)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values (winter conditions) and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matrices are based on the standard NFRC specimen size of 1920mm wide by 2090mm high (75-1/2" by 82-3/8").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.41
0.70	0.38
0.65	0.36
0.60	0.34
0.55	0.31
0.50	0.29
0.45	0.26
0.40	0.24
0.35	0.21
0.30	0.19
0.25	0.17
0.20	0.14
0.15	0.12
0.10	0.09
0.05	0.07

Visible Transmittance ²

Glass VT ³	Overall VT ⁴
0.75	0.36
0.70	0.34
0.65	0.32
0.60	0.29
0.55	0.27
0.50	0.24
0.45	0.22
0.40	0.19
0.35	0.17
0.30	0.15
0.25	0.12
0.20	0.10
0.15	0.07
0.10	0.05
0.05	0.02

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M E M O

To: Design Review and Historic Preservation Commission
From: Associate Planner Atkins
Subject: Review of Portable Freestanding Sign Regulations

Background

Over the course of previous reviews of the Sign Ordinance, the DRHPC has worked with the City Council to establish a policy in which “generic” A-board signs (meaning of an A-frame design and fabricated from plastic) are subject to review by the DRHPC, while portable signs of a unique design may be approved administratively. This approach is obviously intended to discourage A-board signs having a generic design and to streamline the review process for those signs that take a more creative approach. In a recent meeting of the City Council, a local business-owner questioned this approach and asked that consideration be given to a process in which pre-approved portable freestanding sign designs would be established by the City so that a business-owner could employ them through an administrative review process. This is essentially the opposite of the current policy.

On January 7, 2014, Kelso Barnet, Laurie Decker and Planning staff met with Sox de vine owner (Jeanette Fung). It was a productive meeting and it was agreed that the DRHPC should discuss modifying the Sign Regulations related to portable freestanding signs at the next DRHPC meeting. The following is a list of DRHPC discussion items:

- Consider allowing “alley” businesses that front the Plaza the ability to apply to display portable freestanding signs in front of the business in the interior of an alley (currently there is an exception to the Portable Freestanding Sign section that allows the Place des Pyrenees alley businesses to display portable freestanding signs on the sidewalk).
- Discuss a more consistent approach the Portable Freestanding Signs section [allow provisions for alley businesses (consistent with the Plaza de Pyrenees) to display portable freestanding signs on the sidewalk or just allow alley businesses to display portable freestanding signs in front of the business in the interior of an alley].
- Discuss providing better guidelines on what types of portable freestanding signs are unique.

In addition, Kelso Barnet suggested that staff include newspaper articles from the late 1990s that tracked the issue from beginning to end in an attempt to explain the current regulations with regard to portable freestanding signs.

The revised Business Signage & Outdoor Displays handout has been attached, which was created by the Sonoma Valley Economic Vitality Partnership. The Portable Freestanding Sign section of

the Sign Ordinance has been provided as reference, and the Town of Westport Free Standing Portable Signs Guidelines Brochure have been attached as an example of guidelines the DRHPC may want to consider. The Sonoma Valley Chamber of Commerce also sent out the attached eBlast on January 16, 2015.

Attachments:

1. Portable Freestanding Sign Regulations.
2. Newspaper articles.
3. Business Signage & Outdoor Displays handout.
4. Town of Westport Free Standing Portable Signs Guidelines Brochure.
5. Sonoma Valley Chamber of Commerce eBlast.

cc: Robert Sanders
P.O. Box 1356
Sonoma, CA 95476

Architectural Signs & Associates
Attn: Rochelle Zatzkin
918 Enterprise Way, Suite A
Napa, CA 94558

Sonoma Signs
Attn: Neil Colwell
254 First Street East
Sonoma, CA 95476

Jeannette Fung, via email

Laurie Decker, Economic Development Project Manager

18.20.140 Portable freestanding signs.

A. Intent. It is the intent of this section to minimize the use of portable freestanding signs in order to minimize visual clutter and conflicts on sidewalks and to ensure that when portable freestanding signs are allowed that they are harmonious with their surroundings and distinctive in their design and creativity. Portable freestanding signs shall be allowed only when approved by the planning director or his or her designee upon a finding that special circumstances exist regarding the applicant's business location that require a freestanding portable sign. Examples of such special circumstances include, but are not limited to: (1) the business is not visible from the street on which it lies; (2) options for permanent signs have been exhausted; or (3) some other valid physical justification. Portable freestanding signs shall be designed so as to be compatible with the architecture of the building in which the applicant's business is located and compatible with other buildings on the same block and in the same vicinity as the applicant's business. Generic design, signs having an A-frame design, prefabricated signs, and plastic material shall be discouraged and shall ~~not~~ be subject to DRHPC review.

B. Portable freestanding signs may be approved by the planning director or his or her designee anywhere in the city in conformance with this section except in commercial shopping centers with approved sign programs and on sidewalks surrounding the Plaza with the exception of the Place des Pyrenees.

C. An applicant that moves his or her business to a new location must apply for a new approval if the applicant desires to place a portable freestanding sign at the new business location. Approval for a portable freestanding sign at one location is not transferable to another location.

D. The following limitations shall apply to portable freestanding signs:

1. If the lineal feet of street frontage at the location at which an applicant desires to place a portable freestanding sign is less than 40 feet, the maximum allowable size of a freestanding sign shall be five square feet. The freestanding sign shall not exceed a maximum width of 24 inches and a maximum height of 48 inches.

2. If the lineal feet of street frontage at the location at which an applicant desires to place a portable freestanding sign is 40 feet or greater, the maximum allowable size of a freestanding sign shall be six square feet. The freestanding sign shall not exceed a maximum width of 30 inches and a maximum height of 48 inches.

3. Portable freestanding signs shall be of stable construction and braced as necessary to prevent collapse or toppling. If a sign has wheels, the wheels must be capable of locking.

4. Portable freestanding signs shall be located on the property of the business which it advertises or on the sidewalk fronting that property. Portable freestanding signs shall not be placed on the street. Portable freestanding signs located on sidewalks shall be located within two feet of the building frontage or the interior of a sidewalk. Portable freestanding signs shall be located so as not to obstruct pedestrian traffic or disabled person access and shall not be placed in a location that presents a hazard. A minimum sidewalk clearance of five feet shall be required. Portable freestanding signs shall not have any moving parts, projections, or lighting.

5. Only one portable freestanding sign shall be allowed per business. Portable freestanding signs authorized by the planning director or his or her designee shall not be counted against the number and aggregate sign area to which a property is otherwise entitled under this title.

6. No more than two portable freestanding signs shall be displayed at any time at one building or business property, except that the Place des Pyrenees alley businesses may be permitted to display a maximum of three portable freestanding signs at any one time at a building or business property.

7. Portable freestanding signs shall be displayed only during business hours.

8. There shall be at least 10 feet between portable freestanding signs, except that the Place des Pyrenees alley businesses shall be permitted a four-foot spacing between portable freestanding signs.

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

10. At such time as vehicular traffic is no longer permitted at the Place des Pyrenees, portable freestanding signs shall no longer be permitted. All authorizations for portable freestanding signs issued by the planning director or his or her designee shall immediately terminate and be of no further force or effect. All temporary freestanding signs placed at the Place des Pyrenees after the date traffic is no longer permitted shall constitute a violation of this chapter.

E. Applications for portable freestanding signs that do not meet the limitations set forth above shall be subject to the review and approval of the DRHPC, which may, but is not required to, permit exceptions to the dimensional standards set forth above if it finds that:

1. The circumstances of the sign location or design necessitate the granting of such exceptions in order to provide adequate visibility, address unique site conditions, or provide for enhanced design quality or creativity; and
2. The proposed exception to dimensional standards is consistent with the intent of this section; and
3. The proposed exception to dimensional standards, if granted, would not result in the approval of a portable freestanding sign that is in excess of 72 inches in height. (Ord. 06-2013 § 3, 2013; Ord. 03-2011 § 1, 2011; Ord. 2000-9 § 1, 2000. Formerly 18.20.017).

A-BOARD SIGNS: HISTORY & CONTEXT

CITY OF SONOMA DESIGN REVIEW & HISTORIC PRESERVATION COMMISSION
JANUARY 20, 2015



Tuesday, April 8, 1997
Sonoma Valley, California
Vol. 117, Issue No. 193
46c

Signs, signs, everywhere there are signs ...



Robert Pennington/Tribune

THE CITY WANTS to do something about the proliferation of free-standing signs like these around the Plaza.

By Elizabeth Bell
INDEX-TRIBUNE STAFF WRITER

The Sonoma City Council is considering cracking down on the proliferation of sidewalk signs on the Sonoma Plaza and nearby streets.

More than 50 colorful, free-standing signs around the Plaza tout the wares of downtown merchants. Bright lettering, enticing pictures of chubby bakers, steaming cups of coffee and the like beckon passersby.

But some say the signs are a visual blight on Sonoma's historic downtown and are an obstacle for pedestrians, especially those in wheelchairs. "It's inappropriate for a historic district to have a bunch of signs like that," said Sonoman Wylie Harman.

"Let people walk on them (sidewalks) instead of making them display cases for those businesses," Sonoman Bill Willers told the City Council at a meeting last week.

Merchants are divided on the issue. Peter Eulich, who owns Sigi Design jewelers on Broadway, just a half block from the Plaza, said "without the sign, we're dead." When you look down Broadway and there's nothing on the sidewalk, there's nothing that would draw people down here."

A few merchants say they'd just as soon see the clutter go. The City Council is seeking the middle road — with a focus on economic development, it doesn't want to hurt local businesses. Although one option is to prohibit the signs altogether, council-

See Signs, back page

Signs

Continued from A1

members last week brainstormed alternatives, such as letting only businesses in alleyways or on second floors keep the signs.

The council also asked city staff to work with the chamber of commerce to develop a directory sign program for businesses off the main thoroughfare. The directories would replace the sidewalk signs.

"We want to hear from the merchants. Do they even think the signs are important? How do they feel we could regulate them," said Councilman Richard Dorf.

Sonoma Valley Chamber of Commerce executive director Hal Beck said he doesn't think the signs are a major eyesore. He agreed businesses could coordinate so there aren't five or six signs placed in front of one alleyway.

City laws governing the signs have changed several times in the last six years.

At one point, the signs were allowed without any city review, but in 1995 the city decided businesses must get city approval for the signs, although those already on the sidewalks could remain.

Regulating the signs, however, has been nearly impossible, according to city staff. The city doesn't know which merchants had their signs before the new law and which have put them out without a permit since.

Enforcing the law presents another nightmare. Presently, the only way for the city to make a merchant remove a non-regulation sign, aside

from asking politely, is to pursue a lengthy and expensive nuisance-abatement process.

Regulating the signs might be made easier if the City Council were to institute a fine system, according to city planner David Goodison.

Merchants have mixed feelings on the sidewalk signs.

Larry Murphy, owner of Murphy's Pub located in an alley off the Plaza, said a directory wouldn't work, even if each business could put its own colors and logo on a group sign.

"It'd be tough to get all my information on that," said Murphy. "Stores with lots of space to tell about their business. They can put a menu in the window, design the front of their restaurant in an attractive way; we've only got one sign."

Merchant Naomi Konkoff, co-owner of Sunshine Jewelers on the Plaza, said she believes the signs should be more closely regulated.

"There are too many signs too close (together)," she commented. Sunshine Jewelers has a sidewalk sign, but she said, "ours is in a red zone and it's away from cars and doors opening. It was very strategically planned. I would like to see them have people apply for them and place them more carefully."

Goodison said one Plaza merchant wrote the city asking the signs be removed altogether, and others have called with similar complaints.

Sonoma Index-Observer

Friday, October 3, 1997

Sonoma Valley, California

Vol. 118, Issue No. 50

466

Signs

Continued from A1

"We advertise the way small towns do it," said owner Larry Murphy. "This proposal is aimed directly at the most powerless businesses in town - the family business."

In its report to the council, staff included several letters from merchants and residents who either supported or blasted the sign ordinance as it stands. A few indicated serious safety issues, including instances of impeded handicapped access along the sidewalks. Mona Silva called the signs "eyesores" - impediments that are "all jammed so close together, you really can't read any of them."

The city also stressed its concern over the hazards A-boards present to people under the American Disabilities Act (ADA), which calls for certain clearance space for wheelchair traffic. In addition, the Sonoma League for Historic Preservation has spoken against the signs, claiming they are in conflict with the "aesthetic value" of the Plaza.

"I think we have a hodgepodge out there. I don't think there's any taste," Councilmember Louis Ramponi said, adding that several elderly Sonomans have indicated their displeasure with the signs as well.

However, Hal Beck, executive director of the Sonoma Valley Chamber of Com-

merce, argued that ADA requirements are still met with the signs in place. Furthermore, their inconsistent placement along Plaza sidewalks actually creates a visually pleasing spectacle, he argued.

Murphy described a future without the signs, in which they would be replaced by sanitized, overly conformed signs transforming the Plaza into a virtual mall.

"The Plaza is not a mall, it's our downtown," Murphy said. "What's next, a map under Weinerschnitzel is down there?"

Councilmembers - all of whom voiced opposition to continuing full use of A-boards - suggested setting up a task force to draw up a more workable ordinance by January, at which time another forum would be held. Mayor A. Mazza summed up the 2 1/2-hour debate by cautioning that businesses not located on street fronts should continue using A-boards. But he added that the "overkill" of signage along sidewalks threatens continued pedestrian safety and charm of the Plaza.

"Twenty-five years ago we wouldn't have had this problem. Now we have different types of problems (with sidewalk advertising)," Mazza said. "First Street East is a disaster as far as I'm concerned."



TEACHER ISABELLA DIBARI graces posters behind the daily specials at Lo Spumino. This A-board sign, among many others, may disappear in the future.

A-board signs may disappear

By Leo Simmons
METRO-TRAVEL STAFF WRITER

Issues of liability, safety and good taste came to a head Wednesday night as the Sonoma City Council considered eliminating most or all of the Plaza's A-board signs - signs many merchants say they depend on for the livelihood of their businesses.

City staff recommended implementing a directional sign program where A-boards, which have stood on Plaza sidewalks since at least 1992, would be replaced with smaller signs pointing toward businesses.

Staff indicated several apparent problems with the A-boards, saying

See Signs, A10

A6 - Friday, September 12, 1997

The Star

Busi

Chamber opposes sign ban

The Sonoma Valley Chamber of Commerce board of directors Wednesday came out against a proposed ban of sidewalk signs.

The board voted to recommend to the Sonoma City Council that no action be taken to prohibit the A-frame signs from being used by local merchants until a "viable alternative" is created.

The proposed ban, which is slated to come before the city council Oct. 1, would prohibit retailers from using free-standing sidewalk signs to advertise their shops and merchandise.

Board member Jim Farmer said the signs are important for businesses to attract attention

politely asking merchants to remove illegal signs, is to pursue a formal nuisance-abatement process.

The board also brainstormed about possible alternatives to sidewalk signs.

Board President Art Fichtenberg said flags or banners hung from poles could be used to advertise shops.

Board member Robert Piazza suggested that the city help construct frames for hanging signs and charge rent for their use, thereby bringing income to the city coffers.

"It's an investment and they could get a return on it," he said.

Merchants prepare A-frame proposal

By Catherine Thorpe
INDEX-TRIBUNE STAFF WRITER

Merchants around the Sonoma Plaza working to come up with alternatives to a proposed ban of A-frame sidewalk signs say they're finding solutions, and plan to ask the city not to enact further restrictions.

At a meeting Thursday of the Plaza Merchants Association, members discussed a draft report by the association's Plaza Sign committee, which recommends that the city enforce its existing sidewalk sign ordinance rather than imposing new restrictions or banning the signs altogether.

In addition to complying with the current ordinance, merchants who want to have sidewalk signs could be required to pay an annual registration fee and to conform to restrictions on size and specific location, according to the report.

"I would hope they would just let us work this out ourselves," said Jim Farmer of Sonoma Service, who heads the Plaza merchants' group.

Thursday's meeting also included a presentation of schematic drawings of two-legged signs which would advertise more than one shop, according to Farmer. Those signs could be used for the Plaza's shopping centers with limited space fronting the sidewalks, he said.

"We feel it looks really good, and it would take the congestion down," said Farmer, who is also a member of the Sonoma Valley Chamber of Commerce's board of directors.

Since 1995, businesses have been required to seek approval from the city for new sidewalk signs.

But regulation and enforcement have proved difficult, as the city doesn't know which merchants used sidewalk signs before the law went into effect and which have put signs up without permits since then. The only way for the city to enforce the law, aside from politely asking merchants to remove illegal signs, is to pursue a formal nuisance-abatement process.

In October, all five members of the Sonoma City Council opposed continuing full use of the free-standing A-frame signs, while instructing merchants to come up with alternatives to banning the signs altogether by January 1998.

The report provides a section-by-section analysis of sign usage on individual streets around the Plaza and on Broadway, and notes that signage on First Street East is much more plentiful than elsewhere.

"Around most of the Plaza, A-frame signs aren't a problem," said Farmer.

A-board ordinance on hold

By Neal Ross
INDEX-TRIBUNE STAFF WRITER

Saying "there are still wrinkles to be worked out," the City Council Wednesday night delayed adoption of a proposed ordinance that would have banned A-board signs from use by Sonoma Plaza businesses.

Instead, the council directed staff to draw up an alternative ordinance that would eliminate the A-boards for businesses with actual frontage on the Plaza, while allowing their use by businesses in the off-Plaza alleyways and courtyards.

For those business owners whose livelihood would have been affected by the ordinance, the decision came as a pleasant surprise.

"I thought it was a great example of the political process in action," said Murphy's Irish Pub owner Larry Murphy, who told the council that his off-Plaza tavern could potentially lose \$600 a month if he had to take down his sign. He laughed, "I feel that way because we got our way, perhaps, but I did see (the City Council) change. It kind of puts to rest that feeling that they come with their minds made up."

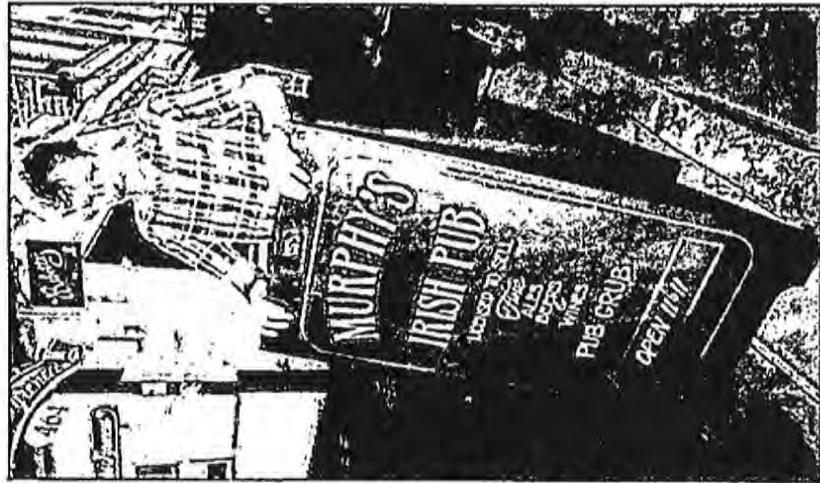
A-board signs, so-called because of their A-shaped, easel construction, have been a thorny issue for several years due to concerns about pedestrian safety and visual clutter. Last December, the City Council called for a revision of the city's A-board sign ordinance, directing staff to work with a broad-based committee made up of the Chamber of Commerce, Plaza merchants, and representatives of the League for Historic Preservation and the Architectural Review Committee.

Following several February meetings, the sign committee recommended completely banning A-board signs from the sidewalks surrounding the Plaza. Further, the committee drafted designs for smaller projecting "shingle" signs, attached to exterior walls or outside poles, that would be used to advertise businesses in the off-Plaza alleyways and courtyards.

That idea was met with solid disapproval from the affected off-Plaza merchants.

"I now have eight square feet of frontage to announce my business," Murphy told the council, saying that a smaller

See A-board, A5



Robb Fergal/Inland Tribune

LARRY MURPHY of Murphy's Irish Pub, setting up the sign that he says brings him in at least \$600 per month in business.

A-board

Continued from A1

sign would prevent him from announcing his pub's musical, literary and community events.

Citing the alley's high merchant attrition rate — the pub is the only business still in continuous operation there since 1993 — and the City Council's recent grant of \$1.2 million in fee waivers to the proposed Sonoma Lodge project, Murphy quoted mayor Phyllis Carter's desire to help out local businesses, concluding, "The Plaza merchants ask for the same consideration."

Neighboring merchants agreed, Dawn Barnett, owner of The Irish Shop, said she wouldn't have moved into the alley had she known that A-boards were to be banned, adding that "Plaza businesses go out of business all the time, even with Plaza frontage."

On the other hand, Richard Dorf and Albert Mazza suggested improving the language of the proposed ordinance

"Obviously, we're not going to settle this tonight," said Mayor Phyllis Carter, "but at least the majority of the council is willing to proceed" with settling the issue.

Joel Rudinow of Chanson d'Amour said that he'd like to see a greater variety of solutions favoring off-Plaza businesses.

Councilmembers offered different opinions. Larry Barnett



SIDEWALK SIGNS, such as these in front of Sonoma's El Paseo shops, will soon disappear from the Plaza following last week's City Council decision.

Council nixes Plaza A-boards

By Neal Ross
INDEX-Tribune STAFF WRITER

Downtown merchants are reacting with mixed emotions to the adoption last week of an ordinance banning A-board signs from the sidewalks surrounding Sonoma Plaza.

"My personal opinion is that they (the City Council) have overreacted in a big way to something that's been a part of business since the word 'business' was invented," said Susan Allen, owner of Uniquely California on West Spain Street. "I defy them to take my sign from the property I pay for."

Unanimously adopted by the Sonoma City Council (with the exception of vacationing Councilmember Larry Barnett), the revised ordinance allows the A-stopped, portable signs "citywide, except on sidewalks surrounding

the Plaza with the single exception of the Place des Pyrénées alleyway businesses."

Other revisions will set a two-signs-per-building limit, regulate sign placement and require owners to provide proof of insurance. Additionally, the council approved city funding for gate-mounted, "monument-style" signs in front of the El Paseo. The law is expected to take effect at the end of August.

"Quite frankly, we'd like to see them gone from every place including (Place Des Pyrénées)," said Virginia Scanlon, manager of the El Paseo shops on First Street East. "Why should we do it (have to remove our signs) and they not?"

The ordinance language was drawn from suggestions made at a well-attended March council meeting by many of those affected by

A-boards

Continued from A1

where the sidewalks are wider, per building is two too many," said local resident Ellie Baker, adding that the ordinance should also address businesses selling such sidewalk-available merchandise as books and clothing.

Sonoman Wylie Hartman echoed Councilmember Louis Ramponi's concerns about disabled access along sign-cluttered sidewalks.

Councilmember Al Mazza remarked that clothes racks ought only to be allowed during Plaza "sidewalk sale" days, and Councilmember Dick Dorf expressed his hope that El Paseo's "monument sign" design would "catch on around the Plaza and the town."

But many sign-sporting merchants, particularly those on the Plaza's north and west sides

including concerns by mobile-home park residents that their distributed copy of the ordinance was the same one adopted by the council.

"Can we be assured that there are no other changes?" asked residents' committee member Harry Godshalk, referring to two last-minute deletions from the ordinance.

"Yes sir," answered Mayor Phyllis Carter, but added that the law could still be revised at

A-board, rent laws adopted

Two longstanding contentions were settled Wednesday night by the Sonoma City Council, with the adoption of the city's mobilehome rent control and A-board sign ordinances.

Both decisions involved a final bit of wrangling on the part of the affected parties. During the half-hour preceding the rent law's unanimous adoption, the council and City Attorney John Truxaw answered various questions from the audience,

some future date pending "review over a year or so."

On the A-board issue, merchants and councilmembers debated pros and cons before the council's 4-1 adoption, with Councilmember Larry Barnett casting the dissenting vote.

The law bans the A-frame signs from the sidewalks surrounding the Plaza, with the exception of the Place Des Pyrénées alley businesses. Both laws will take effect on Sept. 12.

A-board law irks retailers

By Neal Ross

INDEX-TRIBUNE STAFF WRITER

Sonoma's new A-board ordinance went into effect Friday, leaving Plaza sidewalks mostly empty of the portable sidewalk signs - and at least one Plaza merchant threatening litigation.

"If anybody tickets me or tries to remove my A-board, I'll sue the city," said Loren Cole, co-owner of the Total Living Company in the Sonoma Court Shops on East Napa Street. "If that A-frame moves, no one knows I'm back down here ... I cannot function without that sign - it doesn't take a rocket scientist to see that."

The ordinance, adopted in August on a 4-0 vote by the Sonoma City Council, bans the signs - dubbed "A-boards" for their easel-frame construction - from the sidewalks surrounding Sonoma Plaza, with the exception of the Place des Pyrenees alleyway on First Street West.

An Aug. 31 letter, sent to Plaza-frontage merchants from assistant city planner Sandra Cleisz, states that "A-board" sidewalk signs that appear around the Plaza on that date (Sept. 11) will be removed and forfeited permanently ... the fine for a first offense is \$250, and rises afterward."

See A-board, back page

A-board

Continued from A1

Ostensibly, the law sought to clear the sidewalks of visual clutter as well as to ease pedestrian traffic.

But several merchants - particularly those without direct sidewalk frontage - say that by depriving them of their signs, the city is also depriving them of a livelihood.

Naomi Konkoff, co-owner of Sunshine Jewelers on First Street East and an outspoken critic of the sign ordinance, said Friday that other obstacles - clothing and bicycle racks, chairs and benches - are a bigger problem than the signs.

"Are you going to tell me that's not in the public right-of-way?" she asked, pointing at a bicycle rack not far from her shop. "We pay high rent," she continued. "How are we going

"If anybody tickets me or tries to remove my A-board, I'll sue the city."

- Loren Cole
Owner, Total Living Company

to pay that if they take away our signage?"

Up the street, in front of the El Paseo shops, one sign remained Friday - but only until a city-funded alternative could be installed.

"We're trying to cooperate with the city to get the signs off," said El Paseo manager Virginia Scanton yesterday morning. "They said if we did it with discretion, we could keep a few signs out there (temporarily)."

Scanton said that "monuments" - small, gate-mounted

signs that advertise the off-street businesses within El Paseo - will soon be installed for the few shops without them. Louise Salvador, who owns Milagros Mexican Arts - and the sole sidewalk sign still on display - said that although the monument scheme will reduce clutter, some sort of sign-height regulation might have been a better solution.

"It's unfortunate that the city had to go through this," she said, asking, "Is it really very constitutional?"

Outdoor Displays of Merchandise

Outdoor merchandise displays are a way to highlight your merchandise and attract passers-by. Display of merchandise outside your store requires a permit from the City's Planning Department. You will need to provide a site plan showing that there is sufficient clearances for pedestrians (including those with disabilities), and provide proof of insurance naming the City as additional insured.

Limitations on the size of the display include a total footprint of no more than 16 square feet per business, a maximum display height of 7 feet, and extension of the display from the adjacent storefront of no more than 2 feet. Larger displays can be approved by the Design Review Commission.

Merchandise display hours are limited to the operating hours of the business and the display must be kept clean, attractive, and safe.



Outdoor merchandise displays are limited to the operating hours of the business and the display must be kept clean, attractive, and safe. Outdoor merchandise displays are limited to the operating hours of the business and the display must be kept clean, attractive, and safe. Outdoor merchandise displays are limited to the operating hours of the business and the display must be kept clean, attractive, and safe.

Plaza Periphery Wayfinding Signs

As a way to support the local economy by increasing pedestrian traffic to the blocks just off the Plaza, the City has installed Plaza Periphery Business Wayfinding signs at several intersections around the perimeter of the square. The signs are designed to highlight the types of businesses known to be critical in attracting foot traffic in a downtown area.

Priority for inclusion on the Plaza Periphery Wayfinding Signs is given to ground-floor retail, restaurant, wine-



related, and visitor-oriented uses. Based on your business type, location and available space on the sign, you may qualify to have a placard included on the sign, with your only cost being fabrication of your business placard. For project details, contact Laurie Decker, Economic Development Manager, at (707) 327-7338. The Economic Development Manager can also provide you with information about other resources to assist you in successfully marketing your business.

City of Sonoma
City Hall, #1 The Plaza, Sonoma 95476
(707) 938-3681 phone; (707) 938-8775 fax
www.sonomacity.org
Sonoma Valley
Economic Vitality Partnership
www.SonomaValley4Biz.com

SONOMA VALLEY
economic vitality
PARTNERSHIP
city of sonoma sonoma valley chamber

Information About Business Signage & Outdoor Displays in the City of Sonoma



Your Business Signage

Your signage and the exterior appearance of your business can play an important role in your success. The City of Sonoma has regulations regarding the number, size, and design of business signs. The intent of these regulations is not to limit your ability to market your business, but to ensure compatibility with the City's unique historic character, and to protect and enhance the overall appearance of the city as an attractive place to live, work, and visit (among other goals).

Because the signage regulations cover a wide variety of situations, it can sometimes be difficult to figure out which rules apply to your signage plans. The fastest way to get your signs and other exterior modifications (awnings, paint color changes, etc.) approved is to check in first with Planning Department staff at 938-3681. Some types of signs can be approved over the counter. Staff can explain when review and approval by the Design Review and Historic

Preservation Commission (DRHPC) is required and provide the necessary application forms. This commission meets only once each month, so you'll need to plan ahead.

Be aware that some landlords have their own guidelines for exterior building modifications and signs with which their tenants must comply. Many signs and other types of exterior improvements (e.g. awnings) will also need a building permit because they involve electrical or structural work. Typically it is to your benefit to hire a design or signage professional to assist you.



Banners & Other Temporary Signs

To promote grand openings, sales, and other special events, your business can display a decorative banner for up to 15 consecutive days and for a total of no more than 45 days in a calendar year. The banners should not include

advertising copy (e.g. product names or logos). A permit is not required for banners that meet these guidelines.



 Please note that some common types of temporary signs and banners, such as “feather” signs, are prohibited in the City of Sonoma.

Permanent Signage

As you develop your plans for new or modified signage, talk with Planning Department staff, who can outline the requirements and review process that apply to your business. Staff can assist with your application and can work with you to approve temporary signage that you can use while your application is in the review process.

Examples of types of permanent signs that can be approved at the staff level include wall signs of no more than 10 square feet in area; hanging (or “blade”) signs with less than 6 square feet per side; and permanent window signs that cover up to 10% of the window area.

However, unless you are a very large business, approval of the DRHPC will be required if you have more than two permanent signs for your business.

Portable Freestanding Signs

Some businesses like to use portable freestanding signs to draw in customers. Because portable signs can impede foot traffic and create visual clutter, approval requires a determination that special circumstances apply in terms of your business visibility.

Only one portable freestanding sign is allowable per business (even if located on private property), and there are requirements as to the sign's location, sidewalk clearance, hours of display, proof of insurance (naming the City as additional insured), etc. Sidewalk signs are not allowed on the Plaza, except for Place des Pyrenees alleyway businesses.



The City encourages creativity in the design of freestanding signs and discourages use of prefabricated “A-frame” signs. Staff-level approval may be provided for signs of up to 5 square feet for properties with less than 40 feet of street frontage, and up to 6 square feet for properties with more than 40 feet of frontage. Larger signs require review and approval by the DRHPC. To apply for a permit for a freestanding sign, contact Planning.

Variances and Appeals

If your proposed signage does not conform to the requirements of the Sign Ordinance, there is a process for requesting a variance, which can be granted by the DRHPC if certain findings can be made. There's also an appeal process; any Planning Department staff action can be appealed to the Commission, and any action of the Commission can be appealed to the City Council. The full text of the City's sign ordinance can be found at sonomacity.org (under “Find It Fast”, click on *Municipal Code*).

Please note, however, that new businesses are allowed the following during the first 30 days after opening only:

- Plaques
- Banners
- Pennants
- Streamers

Should you use any of these to advertise your new business, please remember that you MUST remove them after 30 days!

List of permitted signs in the Town of Westport that do not require permits:

The following is a list of permitted signs in all districts within the Town of Westport:

- Official Government notices
- Government signs to control traffic, identify streets or to warn of danger
- Signs of public service companies to warn of danger
- Temporary signs for public and charitable events
- Political signs

What about temporary signs along the road in the Town of Westport?

Pursuant to the Town of Westport Zoning Regulations, no sign shall be placed off-site that will be used to advertise the sale of goods. Signs found in the Town or State road right of way will be removed if discovered by the Planning and Zoning Staff. If there is a telephone number on the sign, the P&Z staff will make every attempt to contact you. Those signs that are removed by P&Z staff shall be taken to the Transfer Station (Along the Sherwood Island Connector) where they will remain for 30 days. If not collected by the end of the 30 day period, the signs will be disposed of. If you place a sign back in the Town or State road right of way, it shall be disposed of immediately.

REMEMBER:

Free Standing

Size and type of sign is defined

Hand written, erasable content

Removed during closing hours

A yearly permit is required

Do not position in parking lot or area interfering with pedestrian traffic

If you have more questions:

Go to www.westportct.gov, click on the link for Planning and Zoning, and you will find a link for the Zoning Regulations on that page. The section for signs begins in Section 33.

Or you may call the Westport Planning & Zoning Office at 203-341-1030.

THANK YOU FOR YOUR COOPERATION

The Westport Planning and Zoning Department

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Town of Westport 2014

Free Standing Portable Signs Guidelines Brochure



**TOWN OF WESTPORT
PLANNING & ZONING DEPARTMENT**
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Phone (203) 341-1030, Fax (203) 454-6145
www.westportct.gov

Why am I getting this sign brochure on free standing portable signs?

In February 2012, the Westport Planning & Zoning Commission passed regulations that would allow local merchants to have free standing portable signs on their property in order to help promote their businesses. Please keep this brochure as a guide for future signs to help you determine what you are allowed to do under the current zoning regulations. Should you have any questions about anything contained within this brochure, please do not hesitate to contact the Planning and Zoning Department.

What rules apply to Free Standing Portable Signs?

A Free Standing Portable Sign as approved by the Westport Planning & Zoning Commission must meet the following criteria:

- Signs cannot be permanently installed in the ground
- Signs must be self supporting/portable or hung on the façade of the tenant's building. Signs cannot be attached to an immovable object such as a structure, light pole, a utility pole or a fence.
- Signs shall be no larger than 24 inches wide by 40 inches high in size per side as measured from the ground including any borders or supports. A sign that hangs on the façade of a building shall be no larger than 24 inches wide by 36 inches high, may only be one sided and hung flush to the building. Signs hung on the façade of a building must not be more than 7 feet above the ground as measured to the top of the sign.
- Signs may only be displayed during the hours that the business is open. Signs must be removed when the business is not open.
- The sign must be a framed chalk board or eraser board and all of the wording on the sign must be hand drawn.

- Signs must be located on the property where the business is located. The name of the establishment must appear on or be affixed to the sign within the allowed sign area.
- Signs may not be located in parking spaces. Signs must not interfere with pedestrian traffic or block sight lines for drivers.
- Signs may not be internally or externally lit or have any moving parts

When do I need to get a permit for a sign?

All Free Standing Portable Signs must receive a Zoning Permit from the Planning & Zoning Department annually. **These new rules went into effect on March 9, 2012.**

How can I obtain a permit?

You may visit the Planning & Zoning Office during our walk-in hours on Wednesdays from 9AM till 11:30 AM or you may call 203-341-1030 to schedule an appointment.

All permits will require a written letter of authorization from the property owner.

How much does it cost to get a sign permit?

All sign permits have an annual permit cost of \$80.00. (\$60 state fee & \$20 town fee) When you come to the Planning and Zoning Office for a sign permit, you will need to bring 3 copies of scaled drawings showing your proposed sign. You must also bring a survey or site plan of the property so that the sign can be properly located. This will enable us to determine whether your sign meets the size and location requirements allowed in the Zoning Regulations. If your sign is approved for a permit, you will be given a numbered sticker that must be attached to your sign so that it is visible from the street. This sticker is not transferable to another merchant or business.

Remember: you must obtain a new permit and sticker each year.

What happens if I don't get a permit or if I put up a prohibited sign?

The Town Ordinance allows for a fine of \$150 per day for each violation. However, our goal at the Planning and Zoning Department is compliance, not citations. We are willing to work with you in order to achieve compliance of these signs. Should you receive a violation from this office, you must respond in writing within 10 days to avoid further action.

Where are Free Standing Portable Signs allowed?

Free Standing Portable Signs are only allowed on the property where your business is located. Each tenant is allowed one Free Standing Portable Sign. These signs are not permitted within parking spaces or road right of ways or on public sidewalks. If a Zoning Official determines that your sign does not meet these criteria you will be asked to relocate your sign. Signs can not be used for off-site advertising. All signs must be located on your premises. For locations such as Main Street where the buildings go right up to the property line, you will be permitted to hang a sign on the façade of your store as described in the brochure.

List of prohibited signs in the Town of Westport:

The following is a list of prohibited signs in all districts within the Town of Westport:

- Neon Signs
- Banners
- All signs mounted on telephone polls
- Signs that interfere with corner visibility
- Signs on the top of any building
- Signs that project beyond a property line
- Signs hanging over any portion of a traveled path
- Signs in motion except for flags
- Animated or flashing signs
- Off-site advertising signs

Wendy Atkins

From: laurieadecker@comcast.net
Sent: Friday, January 16, 2015 11:07 AM
To: Wendy Atkins
Subject: Fwd: City Seeks Business Input on Signage Rules

FYI

From: "Sonoma Valley Chamber of Commerce" <info@sonomachamber.com>
To: laurieadecker@comcast.net
Sent: Friday, January 16, 2015 10:53:34 AM
Subject: City Seeks Business Input on Signage Rules

City Seeks Business Input on Signage Rules



The City of Sonoma's Design Review and Historic Preservation Commission (DRCHP) will be discussing Sonoma's sign ordinance at their upcoming meeting, with a focus on rules regarding portable freestanding signs.

The Commission is actively seeking input from the business community on topics such as:

- Discussion of a more consistent approach to the Portable Freestanding Signs section of the Sign Ordinance, including possibly allowing "alley" businesses that front the Plaza the ability to apply to display portable freestanding signs in front of the business in the interior of an alley.

- Discussion on providing better guidelines on what types of portable freestanding signs may be approved administratively (over the counter vs. requiring review by the Commission).

Come share your views at their meeting of **Tuesday, January 20, 2014 at 6:30 P.M. in the Community Meeting Room, 177 First Street West** (adjoining the Police Station). We encourage you to forward this email to anyone you think might be interested in attending!

Can't make the meeting? Email your comments to Wendy Atkins, Associate Planner at WendyA@sonomacity.org by Monday, January 19, and she will convey your comments to the Commission.

What are the City's current regulations about portable freestanding signs?

Only one portable freestanding sign is allowable per business (even if located on private property), and there are requirements as to the sign's location, sidewalk clearance, hours of display, proof of insurance (naming the City as additional insured), etc. Sidewalk signs are not allowed on the Plaza (including paseos and alleyways), with the exception of Place des Pyrenees alleyway businesses. A sign permit is required.

The City encourages creativity in the design of freestanding signs and discourages use of prefabricated "A-frame" signs. For unique signs, staff-level approval may be provided for signs of up to 5 square feet for properties with less than 40 feet of street frontage, and up to 6 square feet for properties with more than 40 feet of frontage. Larger signs require review and approval by the DRHPC.

[Click here](#) to get the full text of the City's sign ordinance (under "Find It Fast", click on *Municipal Code* and look under *SMC 18.20.140*).

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Sonoma Valley Chamber of Commerce | 651-A Broadway | Sonoma | CA | 95476