



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

**Meeting of October 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
Christopher Johnson
Micaelia Randolph
Leslie Tippell
Bill Essert (Alternate)

COMMENTS FROM THE PUBLIC

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

CORRESPONDENCE

ITEM #1 – Sign Review	Project Location: 122 West Napa Street	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of a projecting sign and a portable freestanding sign for a restaurant (Tasca Tasca).	General Plan Designation: Commercial (C)	CEQA Status: Categorically Exempt
Applicant: Tasca Tasca	Zoning: Planning Area: Downtown District	
Staff: Wendy Atkins	Base: Commercial (C) Overlay: Historic (/H)	
ITEM 2 – Design Review	Project Location: 19285 Sonoma Highway	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of design review and two wall signs for a commercial building (G&C Auto Body).	General Plan Designation: Commercial (C)	CEQA Status: Categorically Exempt
Applicant: Christine Level	Zoning: Planning Area: West Napa-Sonoma Hwy Corridor	
Staff: Wendy Atkins	Base: Commercial (C) Overlay: None	

<p>ITEM #3 – Design Review</p> <p>REQUEST: Consideration of design review and additions to a residence.</p> <p>Applicant: Cliff Clark</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 597 Third Street West</p> <p>General Plan Designation: Low Density Residential (LR)</p> <p>Zoning: Planning Area: Central-East Area</p> <p>Base: Low Density Residential (R-L) Overlay: Historic (/H)</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>
<p>ITEM #4 –Design Review</p> <p>REQUEST: Consideration of design review for a vacation rental.</p> <p>Applicant: 835 Broadway LLC</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 835 Broadway</p> <p>General Plan Designation: Mixed Use (MU)</p> <p>Zoning: Planning Area: Broadway Corridor Base: Mixed Use (MX) Overlay: Historic (/H)</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</p>
<p>ITEM #5 – Demolition Review</p> <p>REQUEST: Consideration of a demolition of a single-family residence.</p> <p>Applicant: Sandra and William Burcham</p> <p>Staff: Wendy Atkins</p>	<p>Project Location: 790 Second Street East</p> <p>General Plan Designation: Low Density Residential (LR)</p> <p>Zoning: Planning Area: Central-East Area Base: Low Density Residential (R-L) Overlay: Historic (/H)</p>	<p>RECOMMENDED ACTION: Commission discretion.</p> <p>CEQA Status: Categorically Exempt</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 October 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: 10/20/15

Applicant	Project Location
Tasca Tasca	122 West Napa Street

Historical Significance

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

Request

Consideration of a projecting sign and a portable freestanding sign for a restaurant (Tasca Tasca) located at 122 West Napa Street.

Background: On October 18, 2011, the Design Review Commission (DRC) approved a wall sign and a projecting sign for the Epicurean Connection. On June 21, 2012, the DRC approved a portable freestanding sign for the Epicurean Connection. On September 24, 2015, staff administratively approved the refacing of two previously approved signs (wall sign and projecting sign) for Tasca Tasca.

At this time the applicant is proposing two additional signs for the restaurant: a projecting sign; and, a portable freestanding sign.

Projecting Sign: The projecting sign (Tapas Wine Beer) is one-sided, with an area of ± 6.5 square feet per side (1 foot tall by 6.5 feet wide). The sign is proposed parallel to the street and under the existing awning. The sign would be constructed of a 1/8 inch corten steel with a rustic (rusted) patina that will match the existing handrail. In terms of colors, the background would consist of a brown color with gold lettering. Illumination is not proposed. The applicant has stated that the sign will utilize the existing hooks to attach to the building.

Projecting sign regulations: Projecting signs shall not exceed nine square feet in area on each side. Projecting signs shall not project over four feet from any wall surface nor be closer than four feet to any curb line of a public street. No projecting sign shall extend above the top level of the wall upon or in front of which it is situated, or in the case of buildings having sloping roofs, above the eaves of the roof. Any sign which is suspended or projects over any public or private walkway or walk area shall have an overhead clearance of at least seven feet.

Portable Freestanding Sign: The applicant is also requesting approval of a portable freestanding sign. The two-sided sign is 6.3 square feet in area (3.33 feet tall by 2 feet wide) per side. The sign consists of a wood frame with a metal face. Interchangeable messages could be applied to the metal face.

Portable Freestanding Sign Regulations (§18.20.014): It is the intent of this section to minimize the use of portable freestanding signs in order to minimize visual clutter and conflicts on sidewalks and to ensure that when portable freestanding signs are allowed that they are harmonious with their surroundings and distinctive in their design and creativity. Portable freestanding signs shall be allowed only when approved by the planning director or his or her designee upon a finding that special circumstances exist regarding the applicant's business location that requires a freestanding portable sign. Examples of such special circumstances include, but are not limited to: (1) the business is not visible from the street on which it lies; (2) options for permanent signs have been exhausted; or, (3) some other valid physical justification. Portable freestanding signs shall be designed so as to be compatible with the architecture of the building in which the applicant's business is located and compatible with other buildings on the same block and in the same vicinity as the applicant's business. Generic design, signs having an A-frame design, prefabricated signs, and plastic materials shall be discouraged and shall be subject to DRHPC review. 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 shall be five square feet. The freestanding sign shall not exceed a maximum width of 24 inches and a maximum height of 48 inches. The lineal feet of the property is 20 feet. The sign does not comply with the requirements to be approved administratively in

that it would exceed the maximum allowable size of a freestanding sign (5 feet) by 1.3 square feet. The sign would not impinge upon pedestrian traffic because it would provide at least four feet of sidewalk clearance. In review of the application, the primary issues that the DRHPC should consider is whether site conditions and the current business visibility justify use of a portable freestanding sign, the width of the sign, and the size of the sign.

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

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

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

Aggregate Sign Area: Based on the property's frontage on West Napa Street (20 feet), the maximum aggregate sign area allowed for the parcel is 12 square feet. The total aggregate sign area for the property would be ±52.6 square feet, including the existing wall sign (33 square feet), existing projecting sign (13.1 square feet), and proposed projecting sign (6.5 square feet). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021). The proposal is not consistent with this requirement. The applicant is requesting a variance from this standard.

Number of Signs: A maximum of two signs are permitted for any one business (§18.16.010). The proposal is not consistent with this requirement in that there would be three signs for the business including the existing wall sign, existing projecting sign, and proposed projecting sign.

Basic Findings: In order to approve any application for sign review, the review authority must make all of the following findings:

1. The proposed signage complies with applicable policies and regulations, as set forth in this sign ordinance (except for approved variances), all other city ordinances, and the general plan;
2. On balance, the proposed signage is consistent with the purpose and intent expressed by SMC [18.04.010](#) and the applicable guidelines for signs set forth by SMC [18.60.010](#), Appendix A – Design guidelines for signs; and,
3. The proposed signage is harmonious and consistent overall with the location of the site, including adjacent and surrounding development and its environmental features.

Variances: As noted above, the proposal would exceed the allowable sign area for a portable freestanding sign, exceed the maximum sign area for the business, and exceed the number of signs normally permitted for any one business. 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

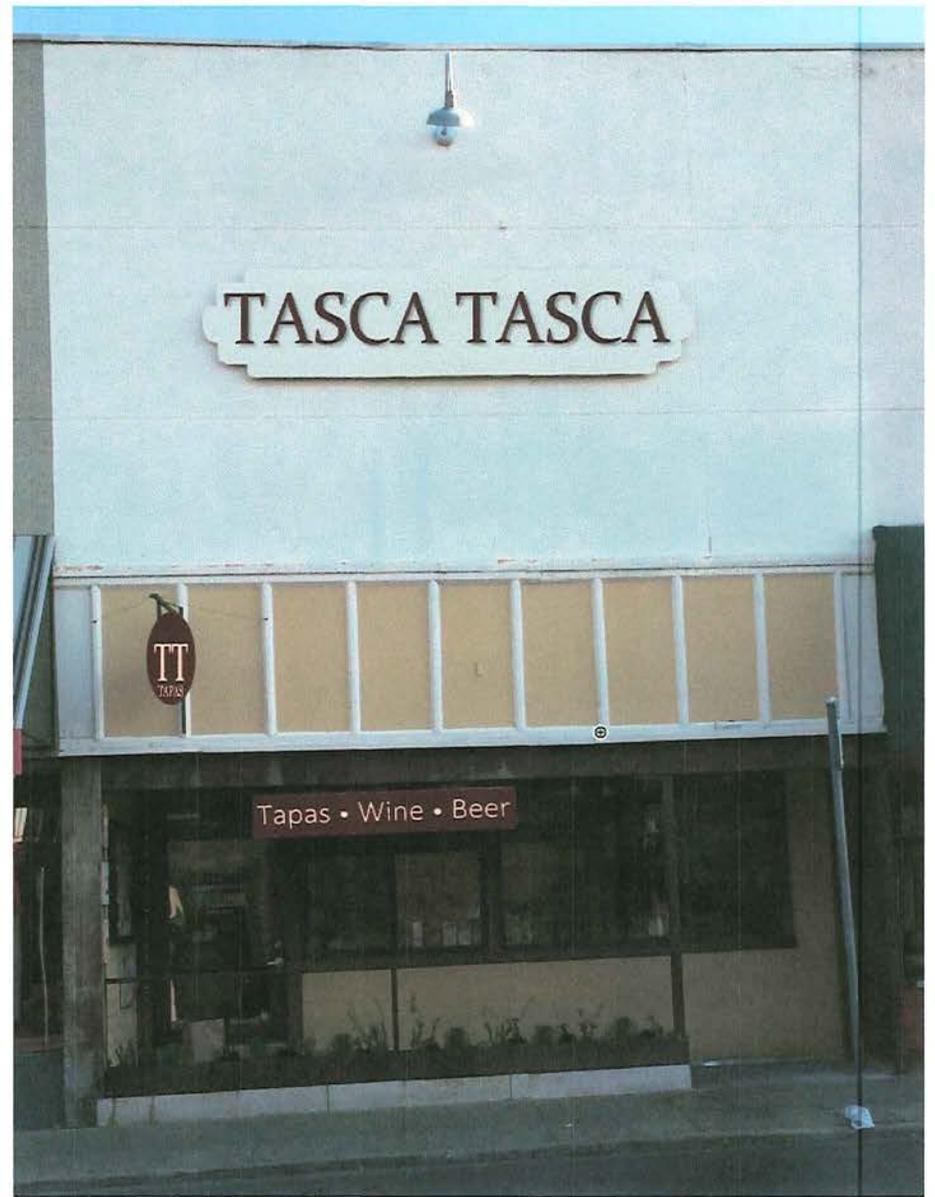
1. *Sign pictures*

cc: Tasca Tasca
 122 West Napa Street
 Sonoma, CA 95476

 Orion Property Management
 470 First Street East
 Sonoma, CA 95476









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

**DRHPC Agenda
Item: 2**

Meeting Date: 10/20/15

Applicant

Christine Level

Project Location

19285 Sonoma Highway

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district
 - Listed on California Register of Historic Resources
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old
Year built: 1991
-

Request

Consideration of design review and two wall signs for a commercial building (G&C Auto Body) located at 19285 Sonoma Highway.

Summary

Exterior Colors and Material: The applicant is proposing a new color scheme for the building, a new door, two new awnings, and new stone facing.

Color scheme: The applicant has proposed a new color scheme for the building consisting of painting the main body of the building a Kelly Moore mission tan (302) color and the trim a Kelly Moore bag piper (KM5079-5) color. Color samples are attached.

Door: A new white oak front door is proposed to fit within the existing door opening (see attached picture and specification sheet).

Awning: The proposal involves installing a new canvas fabric awning on the building. The awning would be installed on a welded galvanized steel frame above the east facing entrance of the building and along the entire north facing elevation. In terms of compatibility, the exterior color scheme of the building is a tan color. A picture of the existing conditions and a sample of the awning material and color are attached for consideration. The proposed awning is comprised of two awnings portions: the east facing portion is approximately 14 feet 9 inches long and 2 feet 4 inches foot high in addition to the 8 inch awning valance; and, the north facing portion is approximately 46 feet long and 2 feet 4 inches foot high in addition to the 8 inch awning valance. The awning and valance would be composed of a green colored canvas fabric (see attached samples). The awning would be installed on a new black colored steel frame.

With regard to Building Code requirements, portions of any awning shall be at least 7 feet above any public walkway (Building Code §3206.4). In addition, awnings may extend over public property not more than 7 feet from the face of a supporting building, but no portion shall extend nearer than 2 feet to the face of the nearest curb line measured horizontally (Building Code §3206.3). The proposal complies with these standards in that the awning would provide 8.5 feet of clearance above the public walkway, and would extend only 3 feet from the face of the building, resulting in 12.5 feet of clearance from the end of the awning width to the face of the curb. The purpose of the awning is to provide business identification and weather protection at the business entrance.

Stone facing: New stone facing will be added to the east and north elevations (see attached building rendering).

Findings for Project Approval: The Design Review and Historic Preservation Commission (DRHPC) may approve, approve subject to conditions, or disapprove an application for Site Design and Architectural Review. The DRHPC may approve an application, with or without conditions, only if it first makes the findings set for below (§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.

Sign Review: Two new internally illuminated one-sided wall signs are proposed for the business. The two identical signs would be located on the east and north facing elevations. The signs are 24.81 square feet in area (2.66 feet tall by 9.33 feet wide). The face of the sign would consist of an acrylic face with acrylic channel letters. Copy on the sign would consist of red lettering with an ivory paint pallet shape with a green paintbrush. Illumination is proposed in the form of LED lighting (see attached specification sheet). The applicant is proposing to illuminate the sign from 8 a.m. to 9 p.m. seven days per week. Normal business hours are from Monday through Friday 8 a.m. to 6 p.m.

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 (§18.16.021) : Based on the property's frontage on Sonoma Highway (165 feet) the maximum aggregate sign area allowed for the parcel is 54 square feet. In addition, if the sign and the structure involved are more than 150 feet from the centerline of the street on which they face, the aggregate permitted sign area may be increase by an additional 62.5 percent. The total aggregate sign area for the property would be ±49.62 square feet, including the two wall signs (49.62 square feet in area). The proposal is consistent with this requirement.

Size Limitations: No sign shall exceed 48 square feet in total area. The proposal is consistent with this requirement in that the wall window signs would not exceed an area of 48 square feet.

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

Basic Findings: In order to approve any application for sign review, the review authority must make all of the following findings:

1. The proposed signage complies with applicable policies and regulations, as set forth in this sign ordinance (except for approved variances), all other city ordinances, and the general plan;
2. On balance, the proposed signage is consistent with the purpose and intent expressed by SMC [18.04.010](#) and the applicable guidelines for signs set forth by SMC [18.60.010](#), Appendix A – Design guidelines for signs; and,
3. The proposed signage is harmonious and consistent overall with the location of the site, including adjacent and surrounding development and its environmental features.

Other permits required: In addition to the requirements of this title, 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. *Email from Shawn Crozat*
2. *LED lighting details*
3. *Paint samples*
4. *Awing samples*
5. *Project narrative*
6. *Drawing of proposed building*
7. *Sign drawings*
8. *Awing detail*
9. *Door picture and specification sheet*
10. *Stone facing picture*
11. *Plot plan*

cc: Christine Level
7106 Bodega Avenue
Sebastopol, CA 95473

Crozat Family Properties LLC
1932 Los Alamos Road
Santa Rosa, CA 95409-3314

G&C Auto Body
19285 Sonoma Highway
Sonoma, CA 95476

Wendy Atkins

From: Shawn Crozat <scrozat@gandcautobody.com>
Sent: Wednesday, September 30, 2015 11:23 AM
To: Wendy Atkins
Subject: RE: Sign Illumination

Categories: Planning

Hi Wendy,

I hope your day is going well. Our shop hours are Monday - Friday from 8am to 6pm. I would like to propose ours of illumination to be Monday - Sunday until 9pm. Knowing from our other shops it is very common for customers to drop off their vehicles after hours and for tow trucks to tow in undriveable vehicles after hours. Many people damage their cars in the evening after work or must drop off late because they commute. Because we have contracts with most insurance companies the insurance companies tell the customer to just drop it off with us and we bill the insurance company direct. We have drop boxes at all locations for this reason. Many customers also want to pick their cars after hours because of commuting or having other things planned after work. Sometimes we stay open late and sometimes, if it is real late, we just lock the car up out front and hide the key for the customer. I need my customers to be able to find us when they need us. Thank you Wendy.

From: Wendy Atkins [WendyA@sonomacity.org]
Sent: Tuesday, September 29, 2015 8:59 AM
To: Shawn Crozat
Subject: RE: Sign Illumination

Hi Shawn,

The details are fine. Can you also let me know the proposed hours of illumination and the normal business hours for the business?

Wendy Atkins
Associate Planner
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476
(707) 933-2204
watkins@sonomacity.org

From: Shawn Crozat [<mailto:scrozat@gandcautobody.com>]
Sent: Tuesday, September 29, 2015 8:40 AM
To: Wendy Atkins
Cc: silvie boston (silvieboston@gmail.com)
Subject: Sign Illumination

Hi Wendy,

Good morning. Attached are the details the sign company sent me on illumination of the sign. Does this fulfill the city's needs? Thank you so much and make it a great day!



We Listen. We Promise. We Deliver.

Shawn Crozat

Chief Operations Officer

G&C Auto Body, Inc.

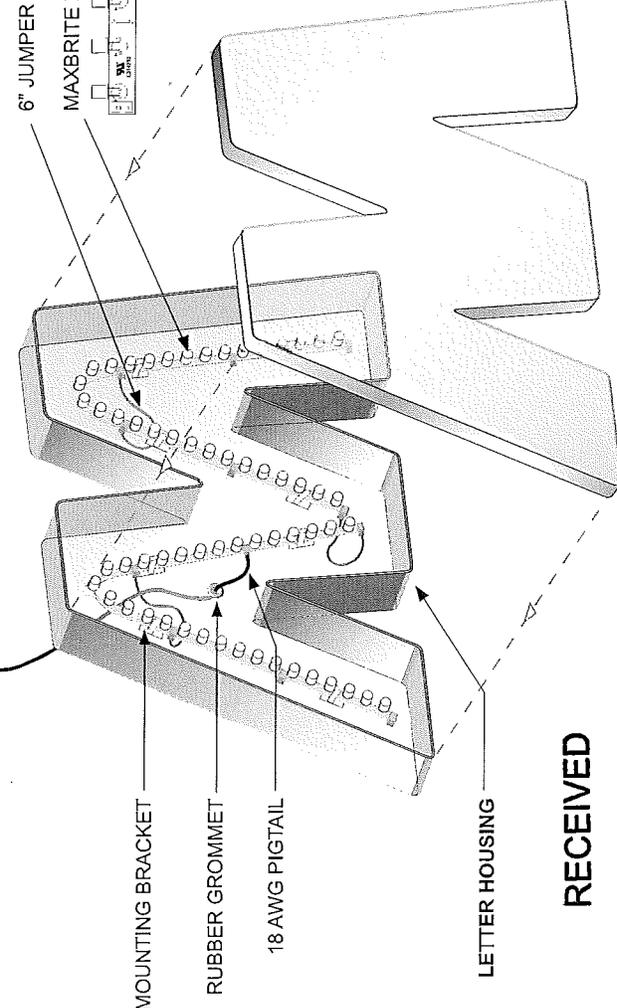
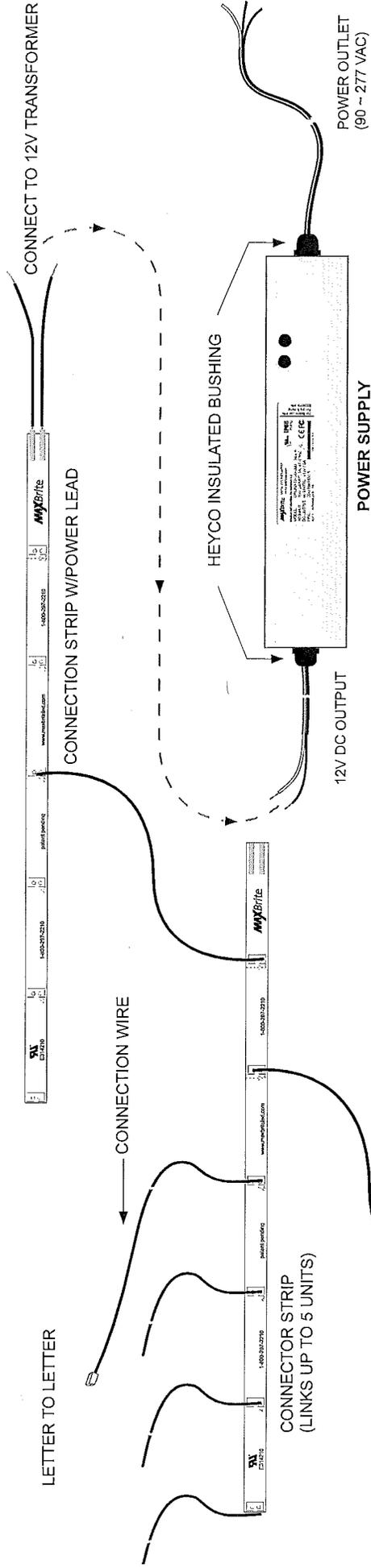
251 Bellevue Ave Santa Rosa, CA 95407

c: (707) 217-0999

scrozat@gandcautobody.com | gandcautobody.com

This memo and any attachments may be confidential and privileged. If you are not the intended recipient and have received this in error, kindly destroy this message and notify the sender. Thank you for your assistance.

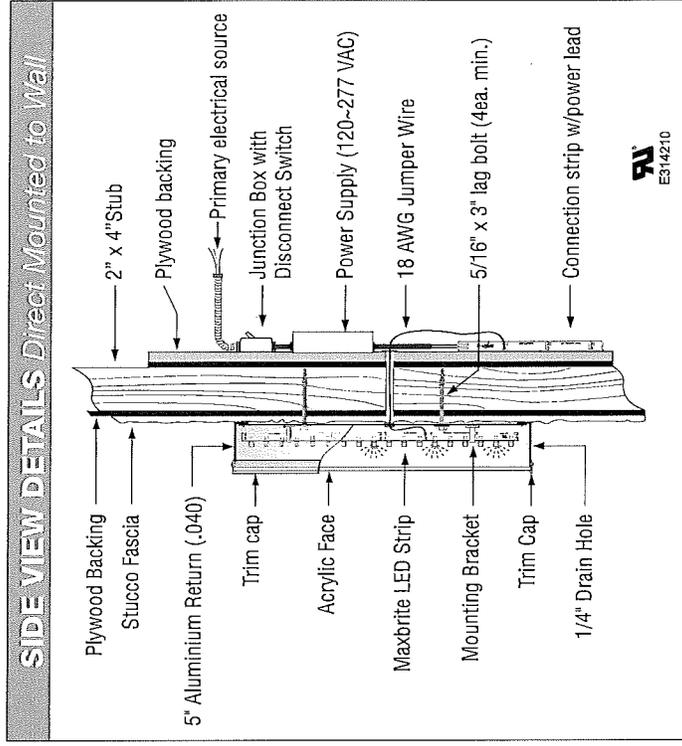
recipient and have received this in error, kindly destroy this message and notify the sender. Thank you for your assistance.



RECEIVED

SEP 29 2015

CITY OF SONOMA



Toll-Free: 1-800-297-2210
 Phone: 408-437-1600
 Fax: 408-437-1602
 www.Maxbriteled.com

MaxBrite LED LIGHTING TECHNOLOGY, LLC
 1740-B Junction Avenue
 San Jose, CA 95112
 USA



RA
E314210

302
Mission Tan

LL14-4

302
Mission Tan

G&C Auto Body

19285 Sonoma Highway
Sonoma, California

Proposed Revisions to Building Exterior

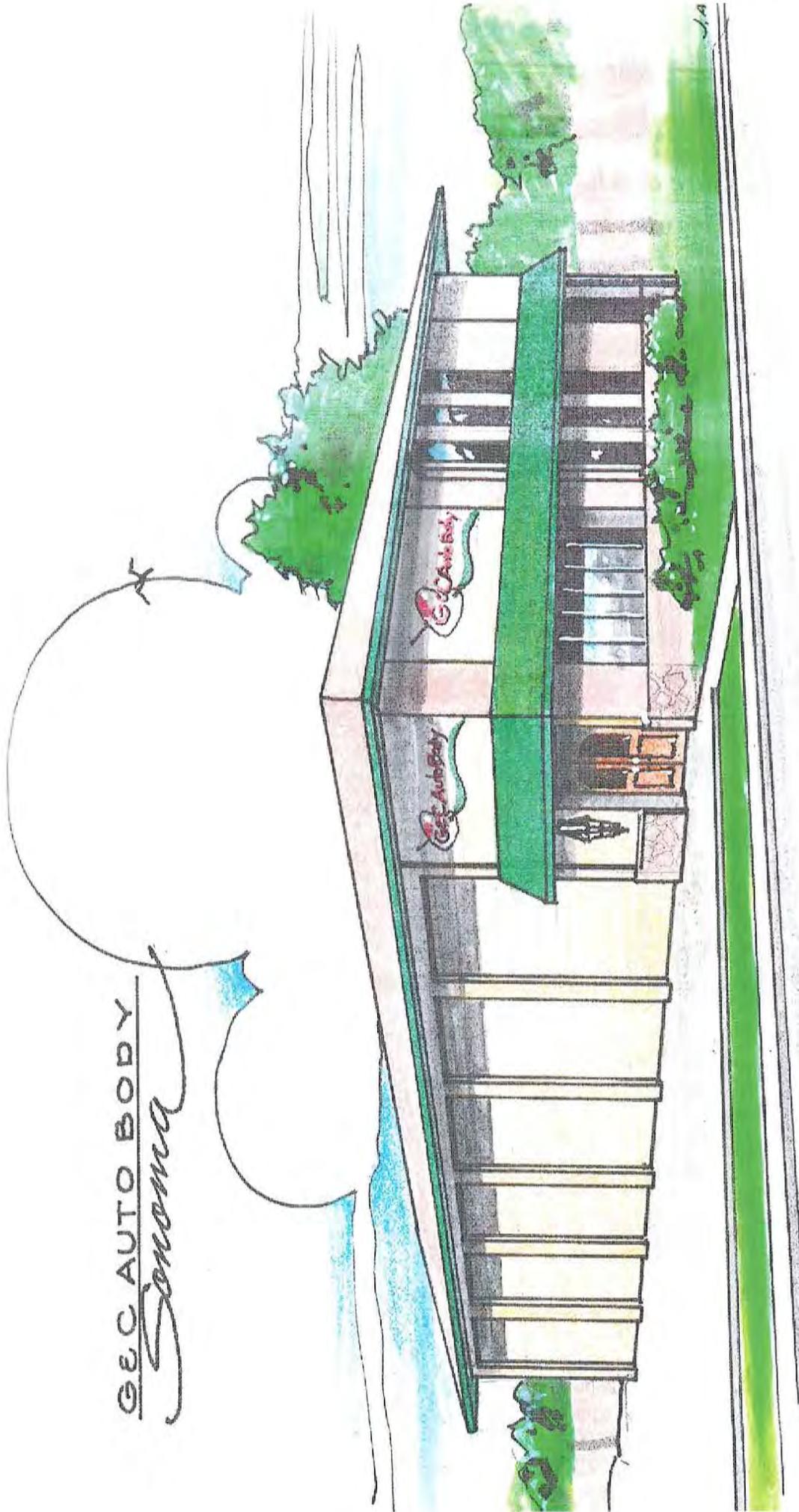
Please review the following proposals to the exterior of the existing concrete block building for your consideration and approval. The building was originally constructed in 1990 for use as a muffler shop. The exterior walls consist of concrete masonry blocks with existing roll up doors on the East Elevation and existing glazing on the North Elevation. The following is proposed:

1. Repaint all of the existing walls in Mission Tan with Bag Piper trim. Paint chips are included.
2. Add a new awning along the East and North Elevations as shown schematically on the rendering of the building. The lowest point of the awning will be 8'-6" above the floor height / entry landing height. A sample of the awning fabric has been included in the package as well as a schematic of the awning frame.
3. A new front door is proposed to fit within the existing opening which is approximate 6 feet in width. A photo of the new door is included in the package. Please note that the sidelights shown in the photo will not be included as they do not fit within the existing 6 foot width. Also included in the package is a diagram of the door, which will be produced by Trustile Doors, LLC.
4. Stone facing will be added to the East and North Elevations as shown schematically on the rendering of the building. The proposed stone will run to the height of the existing window sills.
5. Two new signs representing the G&C Auto Body logo are proposed. The signs will be once each on the East and North Elevations as shown on the rendering of the building. Precise details regarding the signs are prepared by Premier Sign Company and are included in the package.

Again, thank you for your consideration of the proposed improvements.

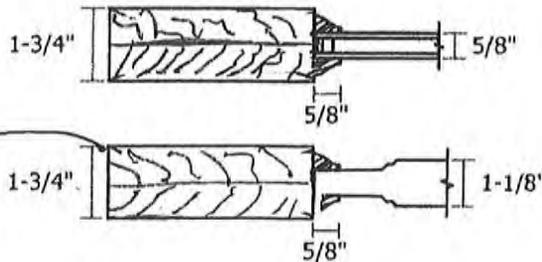
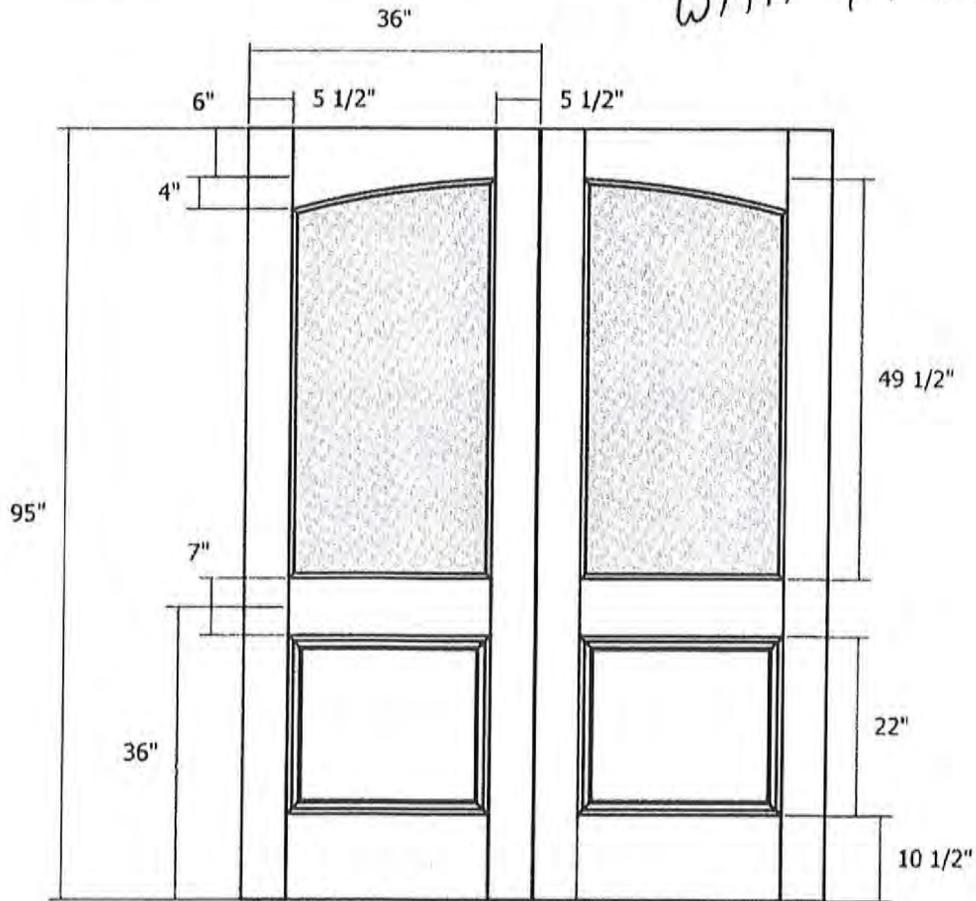
GEC AUTO BODY

Sonoma

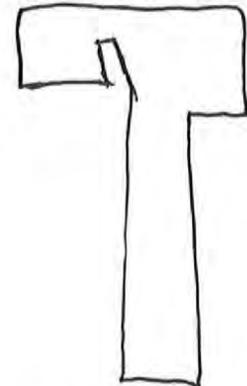




1/4 SAWN WHITE OAK *1 PAIR*
WITH TASTRAGAL



SOLID
2 PIECE
RAILS



Door Style	Sticking	Panel	Material	Glass / Insert	Fire Rating	Grade
MODIFIED TS2030	OG	D	MDF	5/8" Clear Insulated Unit	Non-rated	Exterior

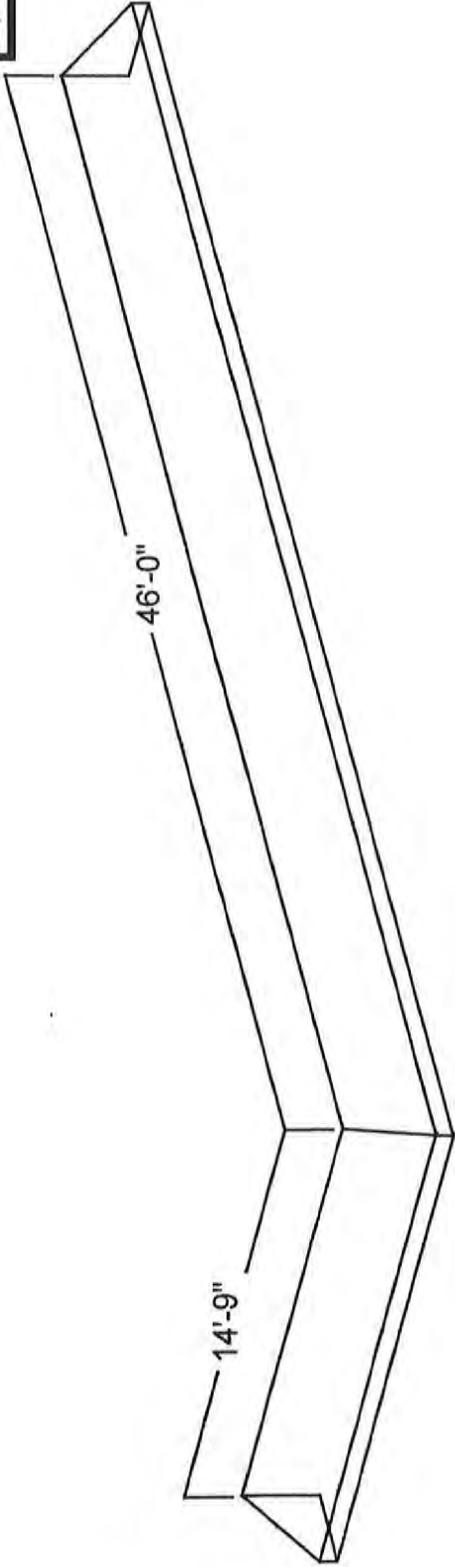
Approval (sign here):

Created On: 08/25/2015

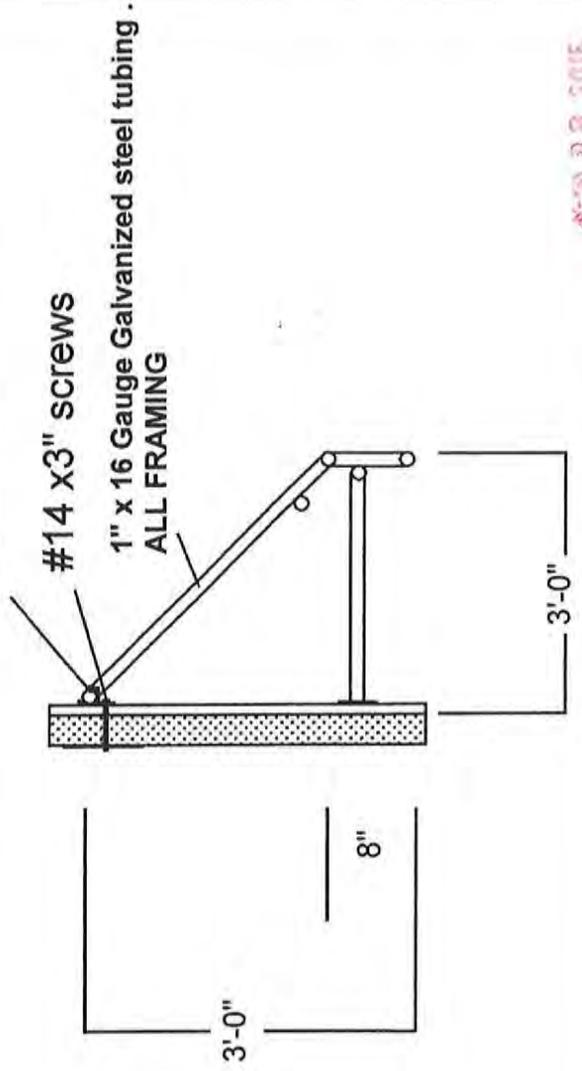


SEP 22 2015

G&C AUTOBODY
19285 Hwy 12
SONOMA, CA



Standard awning bracket @ 32" centers @ top horizontal
@ bottom ea. side



313 Timber Drive
Vacaville CA 95688
Phone: (707) 455-0286
Fax: (866) 910-4740

This is an original unpublished piece of artwork, intended only for the recipient, and not to be viewed by any other individual without the express consent of Premier Sign Company.

Job Name: G&C Autobody
Address: 19285 Sonoma Hwy.
City/State: Solana California

Drawing No.: Preliminary
Drawing Date: 9/1/2015
Revisions:
A 9/8: Chg. to ltrs.
B 9/15: Add 2nd elev.
C
D

Client Approval:

Sheet 1 of 1
File: G&C Screen.rvt



Sign Elevation
Scale 3/8" = 1'

9/17/15

313 Timber Drive
Vacaville CA 95688
Phone: (707) 455-0286
Fax: (866) 910-4740

This is an original unpublished piece of artwork, intended only for the recipient, and not to be viewed by any other individual without the express consent of Premier Sign Company.

Job Name:
G&C Autobody
Address:
19285 Sonoma Hwy.
City/State:
Solano, California

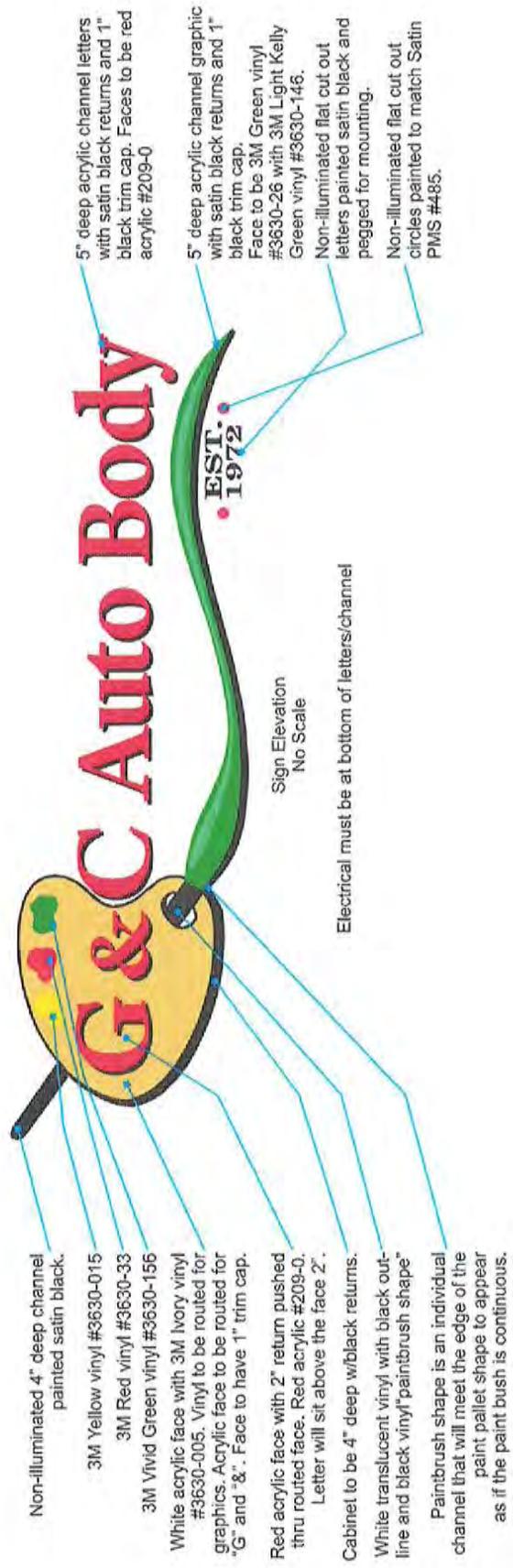
Drawing No.: Preliminary
Drawing Date: 8/11/2015
Revisions:
A 8/13 Chg. to ltrs.
B 8/15 Add 2nd elev.
C
D

Client Approval:

Sheet 1 of 1
File: G&C_Sonoma.dwg



Sign Elevation
Scale 3/8" = 1'0"



Non-illuminated 4" deep channel painted satin black.

3M Yellow vinyl #3630-015

3M Red vinyl #3630-33

3M Vivid Green vinyl #3630-155

White acrylic face with 3M Ivory vinyl #3630-005. Vinyl to be routed for graphics. Acrylic face to be routed for "G" and "&". Face to have 1" trim cap.

Red acrylic face with 2" return pushed thru routed face. Red acrylic #209-0. Letter will sit above the face 2".

Cabinet to be 4" deep w/black returns.

White translucent vinyl with black outline and black vinyl "paintbrush shape"

Paintbrush shape is an individual channel that will meet the edge of the paint pallet shape to appear as if the paint bush is continuous.

5" deep acrylic channel letters with satin black returns and 1" black trim cap. Faces to be red acrylic #209-0

5" deep acrylic channel graphic with satin black returns and 1" black trim cap.

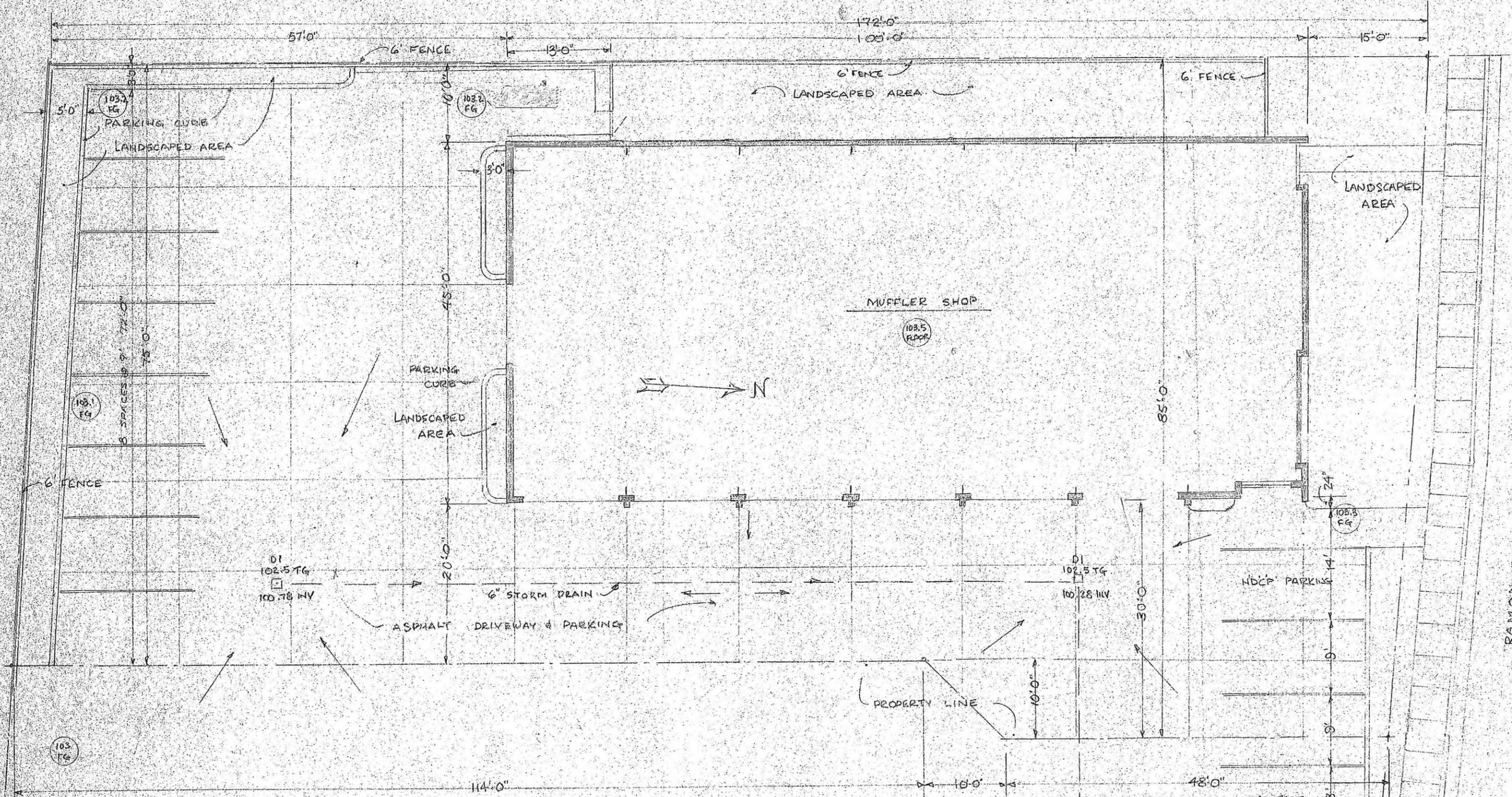
Face to be 3M Green vinyl #3630-26 with 3M Light Kelly Green vinyl #3630-146.

Non-illuminated flat cut out letters painted satin black and pegged for mounting.

Non-illuminated flat cut out circles painted to match Satin PMS #485.

Sign Elevation
No Scale

Electrical must be at bottom of letters/channel



LOT PLAN
SCALE 1/8" = 1'-0"

LOT AREA	13,500 SQ. FT.
BUILDING	4,500 SQ. FT.
LANDSCAPED	2,380 SQ. FT. (17.6%)
PAVED AREA	6,620 SQ. FT.

RAMON ST.



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

**DRHPC Agenda 3
Item:**

Meeting Date: 10/20/15

Applicant

Cliff Clark

Project Location

597 Third 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 built: 1940
-

Request

Design review of proposed alterations and an addition to the residence located at 597 Third Street East.

Summary

The applicant is proposing to add 693 square feet of building area to an existing residence at the rear portion of the house.

Site Description: The subject property is an 11,460-square foot parcel located on the west side of Third Street East on the corner of Third Street East and Patten Street. The property is currently developed with a $\pm 2,273$ square foot residence and attached garage. The residence was built in 1940 and is not eligible for listing on the California Register of Historic Resources (refer to enclosed Historical Resource Evaluation 597 3rd Street East, Sonoma, Sonoma County, California, dated September 22, 2015). The property is zoned Low Density Residential (R-L) and lies within the City's Historic Overlay Zone. Directly adjoining land uses include single-family homes to the north and west.

Proposed Project: The project involves remodeling the existing home by adding a 693 square foot addition in the form of a master bedroom suite and expanding the kitchen/great room, removing a wood burning fireplace and replacing it with a natural gas fireplace, and extending the brick porch to wrap around the Patton Street frontage. The exterior of the existing portion of the residence will remain essentially as it is currently constructed, with the exception of the west elevation where the new addition will be attached. In addition, new double-hung JeldWen Window and Doors are proposed on the south, west and east elevations of the residence (see attached specification sheet). Architectural details for the residential addition include neutral tones and material consisting of new siding and porch posts designed to match the existing material. Timberline slate colored Shingleside roofing material would be used throughout). 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 28%, 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 0.27, which is less than the 0.35 maximum allowed.
- **Parking:** One covered parking space is provided in an attached garage. This meets the requirement.
- **Height:** The one-story residence would have a maximum ridge height of 13.5 feet, which is less than the 30-foot height limit allowed in the zone.

In short, the project complies with the 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 Historic Resource Evaluation was completed for the property in September 22, 2015. This evaluation found that the residence is not a historic resource and is not eligible for listing on the California Register of Historic, which means that the residence is not 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 and west are developed with single family residences.
4. The location, design, site plan configuration, and effect of the proposed development.
The addition and remodel is located in the Low Density Residential zoning district and it complies with all applicable requirements of the Development Code. The addition would not be visible from Third Street East and only a small portion of the addition would be visible form Patten Street.

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).* Per the historic resource evaluation prepared by Alice Duffee dated September, 2015 (attached) the property does not meet any of the criteria for listing on the California Register of Historical Resources. Accordingly, the residence is not considered an historical resource as defined under CEQA and, pursuant to Section 15301 of the CEQA Guidelines, the remodel/addition project is categorically exempt (Class 1 – Existing Facilities).

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;
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code; and
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features;
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 SMC (Historic Preservation and Infill in the Historic Zone); and
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.

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. Window and door manufacturer specification sheets
3. Roof material color and manufacturer specification sheets
4. Siding material color and manufacturer specification sheets
5. Historic Resource Evaluation 597 3rd Street East, Sonoma, Sonoma County, California
6. Proposed exterior colors
7. Site plan and elevations

cc: Cliff Clark
 141 Crest Road
 Novato, CA 94945-2741

Francis Foster
291 Patten Street
Sonoma, CA 95476

Mary Martinez, via will call at City Hall

Patricia Cullinan, via email

Yvonne Bowers, via email

SLHP Historic Survey, via email

City of Sonoma Design Review Application

Cliff Clark
587 3rd Street East

City of Sonoma Planning Department

September 22, 2015

Design Review Project Narrative for Clark Residence at 597 3rd Street East

New parents, Cliff and Susanna Clark have recently purchased this single-story home on the corner of Patten & 3rd and look forward to enjoying its historic neighborhood, quality schools, and proximity to the Plaza. Although they fell in love with the exterior charm, they found the previous owners had stripped the interior of its 1940's character in favor of a floor plan and finishes more typical of a 1990's tract home, complete with Pergo and sliding windows.

Through the design review process, the Clark's hope to restore the home to its original interior and exterior integrity typical of other vintage eastside Sonoma homes.

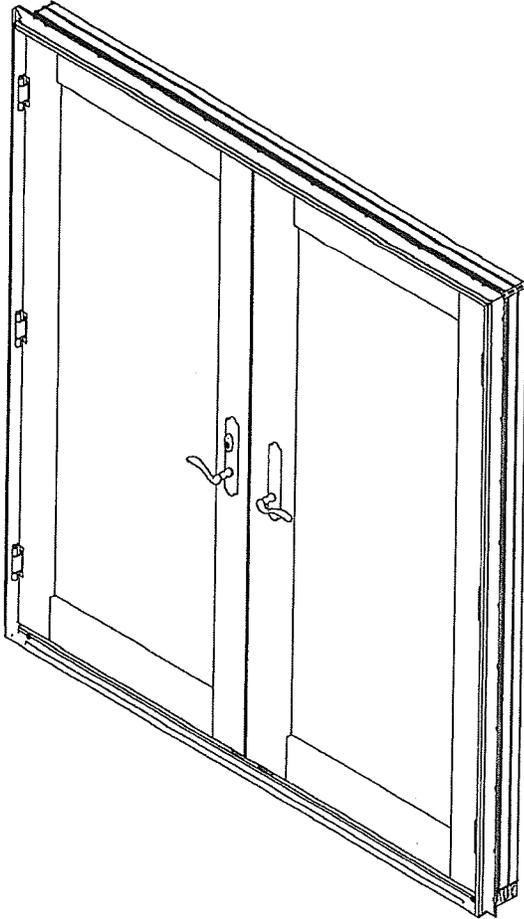
- To accommodate their growing family, they wish to expand the floor plan by 693sf via the addition of a master bedroom suite and expansion of the kitchen/greatroom.
- The quaint covered brick porch would be extended to wrap around to the Patton St. frontage where they would like to add a Dutch exterior side door and perhaps, someday, a porch swing.
- Period-appropriate double-hung wooden windows will replace any sliders.
- They would also like to replace the crumbling, open, wood-burning fireplace with an energy efficient natural gas fireplace with child-safe features.
- Because the rear yard receives direct sun throughout most of the day, the Clarks hope to install a small saltwater pool and 252sf pool cabana for entertaining. The proposed cabana would be 15ft tall, maintain a 7ft setback from the side property line, and its exterior finished to match the main house.

After eliciting feedback from all surrounding neighbors and retaining the services of a landscape designer, an arborist, a colorist, and the historical architect Alice Duffy, this couple hopes to work with the City to continue the restoration of this heritage eastside community.

SEP 22 2015

GENERAL INFORMATION

CITY OF SONOMA



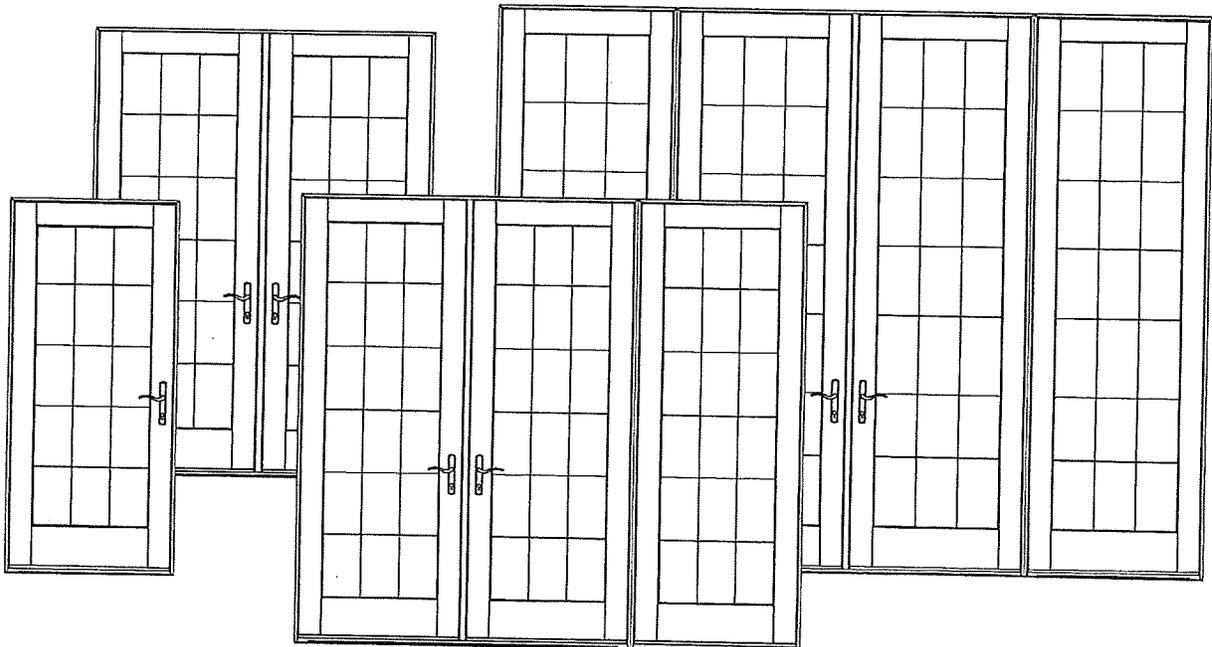
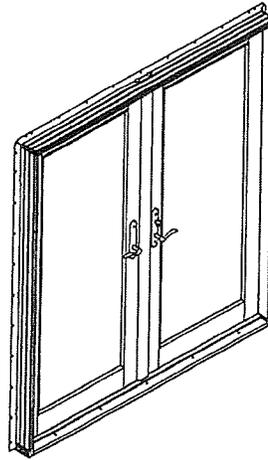
DIMENSIONAL DOORS

Siteline Clad Outswing Patio Doors may be specified as "dimensional", by adjusting the desired rough opening width or height in 1/8" increments from standard.

Siteline Clad Outswing Patio Doors are available in single, twin, triple and quad panel doors. The standard size range includes sizes specifically designed for replacement of older patio door models in existing structures, as well as a full range of "true size" products for architectural consistency. Please consult our Quick Quote software for detailed product options and availability.

OPERATION

Siteline Clad Outswing Patio Doors are available in a full range of operating styles. Single panel doors may be specified as stationary (non-venting) or can operate left or right. Center swing two- or three-panel doors are available with left or right operation.



LAMPS PLUS

610 Du Bois St, San Rafael, CA 94901

STORE #27: 415-453-6912

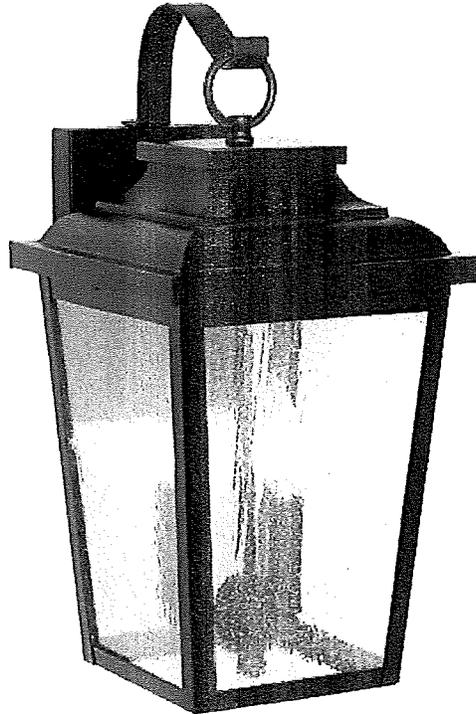
M - F 10am - 7pm, Sat 10am - 6pm, Sun 11am - 6pm

Inga Lizbanova
ilizbanova@lampsplus.com

RECEIVED

OCT 01 2015

CITY OF SONOMA



Minka Irvington Manor 16 3/4" High Bronze Outdoor Wall Light (2N103)

This outdoor wall light looks great near garage doors, entryways, and porches. A handsome Chelsea bronze finish is paired with clear seeded glass and durable aluminum construction for a classic look and feel that works with any home. Candelabra bulbs offer a warm, soft glow, so you can feel both safe and stylish. From the Minka Lavery Irvington Manor Collection.

Constructed of aluminum. Chelsea bronze finish. Clear seeded glass. Metal candle sleeves. By Minka Lavery. Takes three 60 watt candelabra base bulbs (not included). 16 3/4" high. 8 1/2" wide. Extends 9" from the wall. Wall plate is 7 1/2" high, 5" wide.

FREE SHIPPING & FREE RETURNS*

TIMBERLINE®

LIFETIME HIGH DEFINITION® SHINGLES

Most Popular **High Definition® Colors** (Available nationwide)



Barkwood



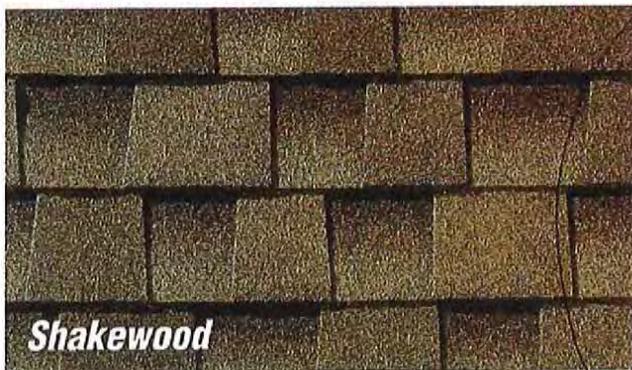
Charcoal



Hickory



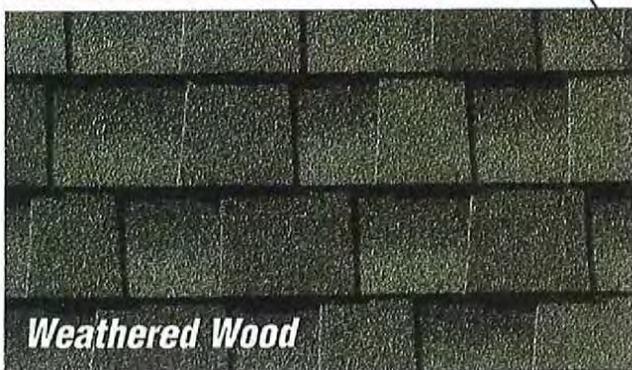
Hunter Green



Shakewood



Slate



Weathered Wood



U.S. only



Note: StainGuard® Protection available

SEP 29 2015

CITY OF SONOMA

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



James Hardie® Building Products

26300 La Alameda #250, Mission Viejo, CA 92691

SHINGLESIDE®

Heritage Planks, Panels and Shingles

30-Year Express Limited Transferable Product Warranty

1. LIMITED WARRANTY COVERAGE: James Hardie Building Products, Inc. ("Hardie") warrants to the purchaser and all transferees prior to the first owner of the structure to which the Product is applied, the first owner of the structure to which the Product is applied, and, the first transferee of such structure (each a "covered person") that when manufactured, the Fiber-cement Shingleside Cladding (SHINGLESIDE® the "Product") complies with ASTM C1186, as Grade II, Type A and was free from defects in material and manufacture. When used for its intended purpose, properly installed and maintained according to Hardie's published installation instructions, the Product:

- A. Will not crack, rot or delaminate
- B. Will remain non-combustible
- C. Will resist damage caused by hail or termite attacks

2. REMEDY: If during the Warranty period, any Product proves to be defective, Hardie, in its sole discretion shall offer to replace the defective Product before it is installed, or, refund an amount up to twice the retail cost of the defective portion of the Product. During the 2nd through the 30th year, the Warranty payment shall be reduced by 3.5% each year such that after the 30th year no Warranty shall be applicable. If the original retail cost cannot be established by the covered person, the cost shall be determined by Hardie in its sole and reasonable discretion.

3. CONDITIONS OF WARRANTY: Hardie's liability hereunder to the covered person shall be subject to the following terms and conditions:

- A. The claimant must provide proof that he/she is a covered person
- B. The Product must be stored according to the manufacturer's instructions at all times between purchase and installation.
- C. The Product must be installed according to Hardie's printed installation instructions and all building codes adopted by federal, state or local governments or government agencies and applicable to the installation. Failure to install and finish the product per the manufacturer's published instructions may effect Product performance and voids the Warranty.
- D. The Product must be maintained according to the homeowner care and maintenance tips printed on the back of this warranty.
- E. The covered person must provide written notice to James Hardie Building Products, Inc. within 30 days after discovery of any claimed defect or failure covered by this Warranty and before beginning any permanent repair. The notice must describe the location and details of the defect and such information as is necessary for Hardie to investigate the claim. Photos of the product, showing the defect or failure are helpful and should accompany the notice.
- F. Upon discovery of a possible defect or failure, the covered person must immediately, and at the covered person's own expense, provide for protection of all property that could be affected until the defect or failure is remedied. Before any permanent repair to the Product, the covered person must allow Hardie or Hardie's agent to enter the property and structure where the Product is installed, and examine, photograph and take samples of the Product.
- G. Hardie's replacement of the defective Product or granting of a refund pursuant to Section 2 of this Warranty shall be the sole exclusive remedy available to the covered person with respect to such defect. Hardie will not refund or pay any costs in connection with labor or accessory materials.

4. EXCLUSIONS: This Warranty does not cover damage or defects result-

ing from or in any way attributable to: (a) the improper storage, handling or installation of the Product (including, without limitation, failure of the Product to be installed in strict compliance with the terms and conditions set forth in Section 3 (c) of this warranty) or improper installation of studs or other accessories; (b) neglect; (c) abuse; (d) misuse; (e) repair or alteration; (f) settlement or structural movement and/or movement of materials to which the Product is attached; (g) damage from incorrect design of the structure; (h) exceeding the maximum designed wind loads; (i) acts of God including, but not limited to, hurricane, tornado, flood, earthquake or other severe weather or natural phenomena; (j) performance of paint or coatings applied to the Product at any time, or lack thereof, even when done in accordance with Hardie's printed instructions (k) lack of proper maintenance; (l) efflorescence, (m) any cause other than manufacturing defects attributable to Hardie.

5. DISCLAIMER:

The statements in this Warranty constitute the only warranty extended by Hardie for the Product. HARDIE DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXCEPT WHERE PRODUCT PURCHASE IS SUBJECT TO CONSUMER PRODUCT WARRANTY LAW, IN WHICH INSTANCES THE DURATION OF ANY APPLICABLE IMPLIED WARRANTIES ARE LIMITED TO THE FIRST ELAPSE OF THE WARRANTY PERIOD PROVIDED ABOVE, OR SUCH SHORTER PERIOD AS APPLICABLE LAW PERMITS OR REQUIRES. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

NO OTHER WARRANTY WILL BE MADE BY OR ON BEHALF OF THE MANUFACTURER OR THE SELLER OR BY OPERATION OF LAW WITH RESPECT TO THE PRODUCT OR ITS INSTALLATION, STORAGE, HANDLING, MAINTENANCE, USE, REPLACEMENT OR REPAIR. This Warranty gives you specific legal rights and you may also have other rights which vary from state to state.

6. EXCLUSION OF OTHER REMEDIES: IN NO EVENT WILL HARDIE HAVE ANY LIABILITY FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES (SUCH AS INJURY TO PERSONS OR DAMAGE TO ANY STRUCTURE OR ITS CONTENTS). Some states do not allow limitations on how long an implied warranty lasts, so the above limitations may not apply to you.

7. MODIFICATIONS AND ALTERATIONS OF PRODUCT: Hardie shall have no responsibility hereunder for defective Product subjected to further processing or alteration after shipment, other than ordinary fitting by the installer.

8. SETTLEMENT OF CLAIM: Any refund or material replacement by Hardie pursuant to Section 2 hereof shall constitute a settlement and release of all claims of any covered person hereunder, including a subsequent transferee, for damages or other relief.

9. MODIFICATION OR DISCONTINUATION OF PRODUCTS: Hardie reserves the right to modify or discontinue any of its products without notice and shall not be liable as a result of such modification or discontinuation.



James Hardie®
1-800-9-HARDIE

HardiePlank®

Thickness 5/16 in.
Length 12 ft. planks

SELECT CEDARMILL®

Woodstock Brown

Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus	✓	✓	✓	✓	✓	✓
Primed	✓	✓	✓	✓	✓	✓



SMOOTH

Countrylane Red

Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus	✓	✓	✓	✓	✓	✓
Primed	✓	✓	✓	✓	✓	✓



BEADED CEDARMILL®

Boothbay Blue

Width	8.25 in.
Exposure	7 in.
ColorPlus	✓
Primed	✓



BEADED SMOOTH

Heathered Moss

Width	8.25 in.
Exposure	7 in.
ColorPlus	✓
Primed	✓



CUSTOM COLONIAL™ ROUGHSAWN

Heathered Moss

Width	8 in.
Exposure	6.75 in.
ColorPlus	✓
Primed	✓



CUSTOM COLONIAL™ SMOOTH

Harris Cream

Width	8 in.
Exposure	6.75 in.
ColorPlus	✓
Primed	✓



RUSTIC CEDAR*

Not available with ColorPlus Technology

Width	6.25 in.	8.25 in.
Exposure	5 in.	7 in.
ColorPlus	✓	✓
Primed	✓	✓



*Rustic Cedar available exclusively in Washington and Oregon

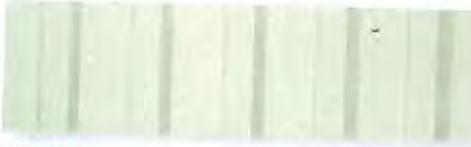
HardiePanel®

Thickness 5/16 in.

SELECT CEDARMILL®

Navajo Beige Panel & Navajo Beige Rustic Grain® Batten

Size	4 ft. x 8 ft.	4 ft. x 9 ft.	4 ft. x 10 ft.
ColorPlus	✓	✓	✓
Primed	✓	✓	✓



SMOOTH

Evening Blue Panel & Evening Blue Smooth Batten

Size	4 ft. x 8 ft.	4 ft. x 9 ft.	4 ft. x 10 ft.
ColorPlus	✓	✓	✓
Primed	✓	✓	✓



STUCCO

Navajo Beige Panel

Size	4 ft. x 8 ft.	4 ft. x 9 ft.	4 ft. x 10 ft.
ColorPlus	✓	✓	✓
Primed	✓	✓	✓



SIERRA 8

Not available with ColorPlus Technology

Size	4 ft. x 8 ft.	4 ft. x 9 ft.	4 ft. x 10 ft.
ColorPlus	✓	✓	✓
Primed	✓	✓	✓



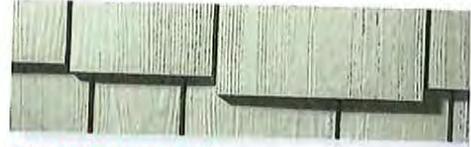
HardieShingle®

Thickness 1/4 in.

STAGGERED EDGE PANEL

Sandstone Beige

Size	48 in. x 15.9 in.
Exposure	7 in.
ColorPlus	✓
Primed	✓



STRAIGHT EDGE PANEL

Iron Gray

Size	48 in. x 15.25 in.
Exposure	7 in.
ColorPlus	✓
Primed	✓



HALF ROUNDS

Not available with ColorPlus Technology

Size	48 in. x 15.25 in.
Exposure	7 in.
ColorPlus	✓
Primed	✓



INDIVIDUAL SHINGLES

Sandstone Beige

Length	4.2 in.	5.5 in.	6.75 in.	7.25 in.	10 in.
Height	15.25 in. (Exp. 7 in.)				
ColorPlus	✓	✓	✓	✓	✓
Primed	✓	✓	✓	✓	✓

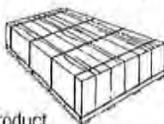


INSTALLATION REQUIREMENTS - PRIMED & COLORPLUS® PRODUCTS
**SELECT CEDARMILL® • SMOOTH • COLONIAL SMOOTH® • COLONIAL ROUGHSAWN® • BEADED CEDARMILL®
 BEADED SMOOTH • STRAIGHT-EDGE SHINGLE PLANK**

IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE WRITTEN APPLICATION INSTRUCTIONS MAY LEAD TO PERSONAL INJURY, AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE PRODUCT ONLY WARRANTY. BEFORE INSTALLATION, CONFIRM THAT YOU ARE USING THE CORRECT HARDIEZONE™ PRODUCT INSTRUCTIONS. INSTALLATION OF HZ10® PRODUCTS OUTSIDE AN HZ10® LOCATION WILL VOID YOUR WARRANTY. TO DETERMINE WHICH HARDIEZONE™ APPLIES TO YOUR LOCATION, VISIT WWW.HARDIEZONE.COM OR CALL 1-866-942-7343 (866 9HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.


CUTTING INSTRUCTIONS
OUTDOORS

1. Position cutting station so that wind will blow dust away from user and others in working area.
2. Use one of the following methods:
 - a. Best:
 - i. Score and snap
 - ii. Shears (manual, electric or pneumatic)
 - b. Better:
 - i. Dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction
 - c. Good:
 - i. Dust reducing circular saw with a HardieBlade saw blade (only use for low to moderate cutting)

INDOORS

1. Cut only using score and snap, or shears (manual, electric or pneumatic).
 2. Position cutting station in well-ventilated area
- NEVER use a power saw indoors.
 - NEVER use a circular saw blade that does not carry the HardieBlade saw blade trademark
 - NEVER dry sweep - Use wet suppression or HEPA Vacuum

Important Note: For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best" level cutting methods where feasible.

NIOSH-approved respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.jameshardie.com to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

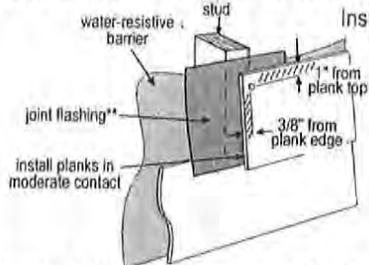
GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. or directly to minimum 7/16" thick OSB sheathing. Irregularities in framing and sheathing can mirror through the finished application.
- HardiePlank® lap siding can also be installed over foam insulation/sheathing up to 1" thick. When using foam insulation/sheathing, avoid over-driving nails (fasteners), which can result in dimpling of the siding due to the compressible nature of the foam insulation/sheathing. Extra caution is necessary if power-driven nails (fasteners) are used for attaching siding over foam insulation/sheathing.
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3,4,5,6,7,8,89 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6" in the first 10'.
- Do not use HardiePlank lap siding in fascia or trip applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.JamesHardie.com.
- DO NOT use stain on James Hardie® products.

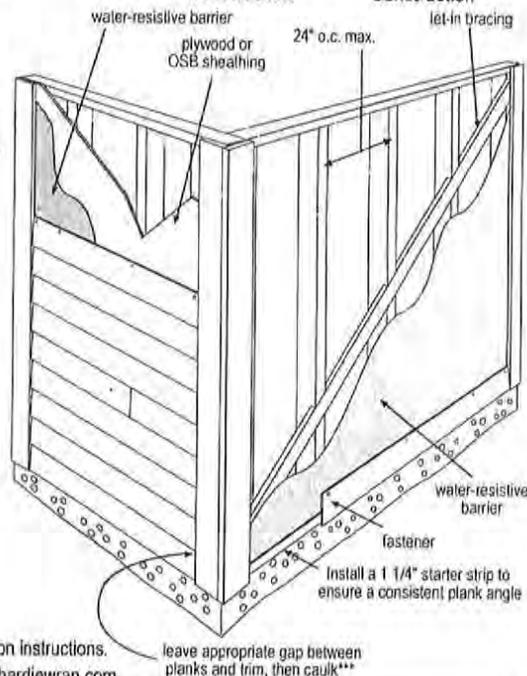
INSTALLATION:
JOINT TREATMENT*

(Required for ColorPlus® Finish, Recommended for Primed product)

James Hardie does not recommend the use of caulk at field butt joints.

Figure 2


Install factory finished edges together at butt joints.

Figure 1 Double Wall Construction Single Wall Construction


*For other jointing options, refer to local building code or NER 405

As required by local building code *Apply caulk in accordance with caulk manufacturers written application instructions.

¹For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

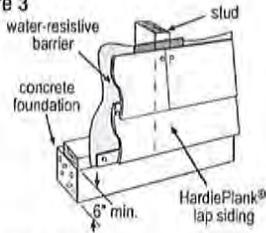
WARNING: AVOID BREATHING SILICA DUST

James Hardie® products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a HardieBlade® saw blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area; (4) wear a properly-fitted, NIOSH-approved dust mask or respirator (e.g. N-95) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at www.jameshardie.com or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

CLEARANCES

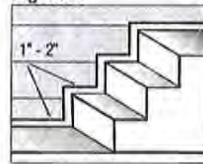
Install siding and trim products in compliance with local building code requirements for clearance between the bottom edge of the siding and the adjacent finished grade.

Figure 3



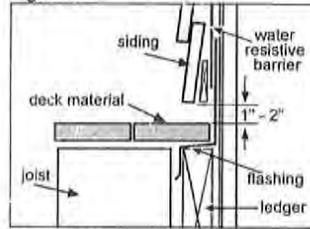
Maintain a 1" - 2" clearance between James Hardie® products and paths, steps and driveways.

Figure 4



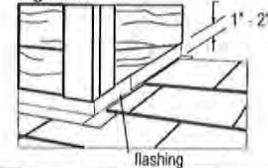
Maintain a 1" - 2" clearance between James Hardie products and decking material.

Figure 5



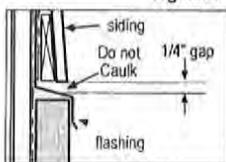
At the juncture of the roof and vertical surfaces, flashing and counterflashing shall be installed per the roofing manufacturer's instructions. Provide a 1" - 2" clearance between the roofing and the bottom edge of the siding and trim.

Figure 6



Maintain a 1/4" clearance between the bottom of James Hardie products and horizontal flashing. Do not caulk gap.

Figure 7

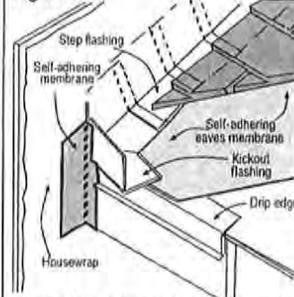


Maintain a minimum 1" gap between gutter end caps and siding & trim.

Figure 8



Figure 9



KICKOUT FLASHING

Because of the volume of water that can pour down a sloped roof, one of the most critical flashing details occurs where a roof intersects a sidewall. The roof must be flashed with step flashing. Where the roof terminates, install a kickout to deflect water away from the siding.

It is best to install a self-adhering membrane on the wall before the subs fascia and trim boards are nailed in place, and then come back to install the kickout.

Figure 9, Kickout Flashing† To prevent water from dumping behind the siding and the end of the roof intersection, install a "kickout" of sufficient length and angle to direct the water running down the roof away from the siding.

FASTENER REQUIREMENTS **

Blind Nailing is the preferred method of installation for all HardiePlank® lap siding products

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09" shank x 0.221" HD x 2" long)
- 11ga. roofing nail (0.121" shank x 0.371" HD x 1.25" long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4" long x 0.375" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10" shank x 0.313" HD x 1-1/2" long) Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- 11ga. roofing nail (0.121" shank x 0.371" HD x 1.75" long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8" long x 0.375" HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113" shank x 0.267" HD x 2" long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

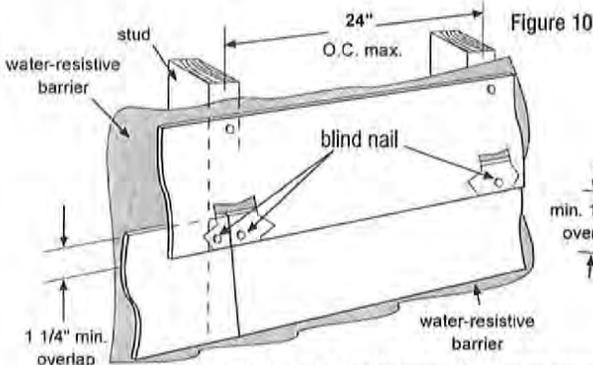
- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8" long x 0.323" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10" shank x 0.25" HD x 1-1/2" long) Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- Siding nail (0.09" shank x 0.221" HD x 1-1/2" long)*



Minimum overlap for Both Face and Blind Nailing

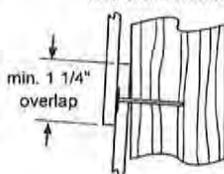
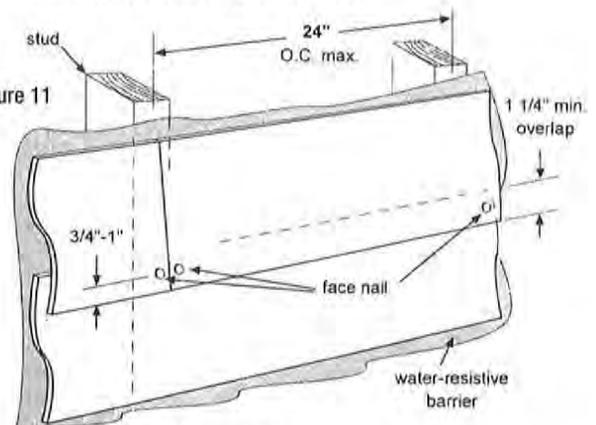


Figure 11



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

† The illustration (figure 9) and associated text was reprinted with permission of THE JOURNAL OF LIGHT CONSTRUCTION. For subscription information, visit www.jlconline.com.

* When face nailing to OSB, planks must be no greater than 9 1/4" wide and fasteners must be 12" o.c. or less.

** Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 17 - Fastening Tips for HardiePlank® Lap Siding.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).

- Consult applicable code compliance report for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (fig. A)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, caulk nail hole and add a nail. (fig. B)
- For wood framing, under driven nails should be hit flush to the plank with a hammer (For steel framing, remove and replace nail).
- Do not use aluminum fasteners, staples, or clipped head nails.

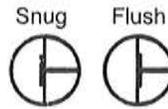


Figure A



Countersunk, Caulk & add nail

Figure B



do not under drive nails



DO NOT STAPLE

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions or ASTM C1193.

PAINTING

DO NOT use stain on James Hardie® products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up paint should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain or oil/alkyd base paints on James Hardie® products
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature

COVERAGE CHART/ESTIMATING GUIDE

Number of 12' planks, does not include waste

COVERAGE AREA LESS OPENINGS

HARDIEPLANK® LAP SIDING WIDTH

SQ (1 SQ = 100 sq.ft.)	(exposure)	HARDIEPLANK® LAP SIDING WIDTH									
		5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4	
1		25	20	17	16	15	14	13	13	9	
2		50	40	33	32	30	29	25	25	19	
3		75	60	50	48	44	43	38	38	28	
4		100	80	67	64	59	57	50	50	37	
5		125	100	83	80	74	71	63	63	47	
6		150	120	100	96	89	86	75	75	56	
7		175	140	117	112	104	100	88	88	65	
8		200	160	133	128	119	114	100	100	74	
9		225	180	150	144	133	129	113	113	84	
10		250	200	167	160	148	143	125	125	93	
11		275	220	183	176	163	157	138	138	102	
12		300	240	200	192	178	171	150	150	112	
13		325	260	217	208	193	186	163	163	121	
14		350	280	233	224	207	200	175	175	130	
15		375	300	250	240	222	214	188	188	140	
16		400	320	267	256	237	229	200	200	149	
17		425	340	283	272	252	243	213	213	158	
18		450	360	300	288	267	257	225	225	167	
19		475	380	317	304	281	271	238	238	177	
20		500	400	333	320	296	286	250	250	186	

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

RECOGNITION: In accordance with ICC-ES Legacy Report NER-405, HardiePlank® lap siding is recognized as a suitable alternate to that specified in: the BOCA National Building Code/1999, the 1997 Standard Building Code, the 1997 Uniform Building Code, the 1998 International One- and Two-Family Dwelling Code, the 2003 International Building Code, and the 2003 International Residential Code for One- and Two-Family Dwellings. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

City of Sonoma Design Review Application

Cliff Clark
597 3rd Street East
APN: 018-260-009

City of Sonoma Planning Department

October 5, 2015

Proposed Exterior Colors

Body
Benjamin Moore
"Valley Forge Tan"



Trim
Windows
Garage Door
Benjamin Moore
"White Dove"



Front Door
Benjamin Moore
"Deep Space"



Historic Resource Evaluation
597 3rd Street East, Sonoma,
Sonoma County, California
(APN [018-262-009-000](#))



Prepared for:
Clifford Clark
141 Crest Road
Novato, CA



Prepared by:
Alice P. Duffee, Historic Preservation Planner

SEP 22 2015

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did work... of the Auxiliary by the members.
Mrs. Edwards' Home To Be One of Charm
Mrs. Floyd Edwards is busy completing the furnishing of her beautiful new home on Patton Street. She has completed the entire house and with the artistic drapes and antiques she possesses it will be a beautiful interior. Mrs. Edwards had worked with interior decorators before her marriage and has a flair for arrangement and good color combination. She formerly lived at Sonoma Vista. Mr. Edwards is the well known builder of Vallejo.
Worthy Matron Moser of Valley
of the Moon Chapter, O. E. S. ac...

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February 21, 1941, Sonoma Index-Tribune

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SONOMA VISTA

597 3rd St. E.
(x Patton)
Sunday 1-4 PM

LOCATION-LOCATION
Classic Estalide jewel. Walk to Plaza. 3bd/2ba, open floor plan. All new renovation just completed. Large private yard, great trees. 2-car garage. MORE!!! \$469,500

Coldwell Banker/DeAnza Realty
Robert Wells 996-3232

1441 E. Moon St...

living in the Valley of the Moon.
1997 Sonoma Index-Tribune
Former Gilmaker Corner
Sold for New Home

Mr. and Mrs. Floyd Edwards of Sonoma Vista, have bought the former Gilmaker property, 160x115, from A. Pinelli and will build an artistic country house, perhaps one of three. The first house will be for the Edwards and was personally designed by Mrs. Edwards. She will have an interior decorating studio in the patio. The property was once part of the Duhring estate and is at the corner of 3rd and Patton Sts. It was sold by Mr. Gilmaker of Long Beach on his last visit here. Mr. Edwards, well-known Vallejo contractor, will do his own building.

October 10, 1940, Sonoma Index-Tribune

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Project Overview & Executive Summary

The prospective buy of 597 3rd Street East in Sonoma, California, is assessing the historic character of the house on this property in anticipation of a renovation project. As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

Floyd and Althea Edwards built this house was built in 1940 on a lot that was previously subdivided by F. T. Duhring and Agnes Duhring Ryland in 1905. Floyd Edwards was a contractor who worked primarily in Vallejo, and Althea Edwards was involved in the interior decoration and construction industry, as well. They constructed this house as their personal residence in 1940, but then sold it soon thereafter in 1943. The house passed through eight different owners in the subsequent 70+ years and underwent a major

renovation in 1996, when a garage was added and the back of the house was reconfigured with a new addition.

The house at 597 3rd Street East is 75 years old and is within the City of Sonoma's Historic Overlay Zone. The house, however, does not meet any of the four criteria of significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). At the same time, the 1996 renovation significantly compromised its integrity of design, materials, and workmanship, rendering it a virtually new building.

Methodology

On July 28, 2015, Alice P. Duffee undertook a field survey of the property, to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

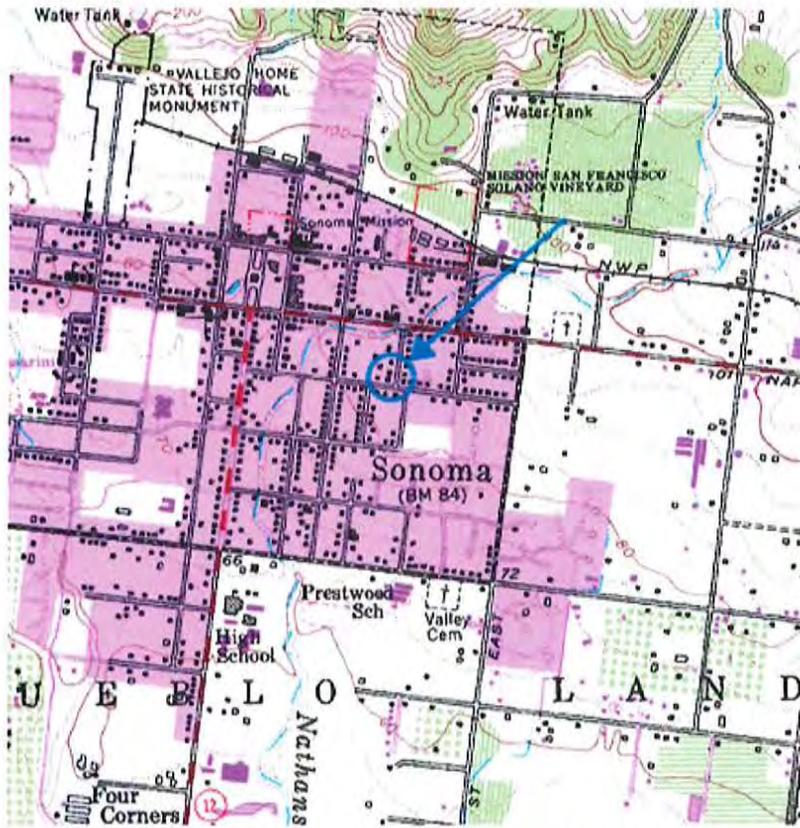
- Sonoma County Recorder's office
- Sonoma County History & Genealogy Library
- Sonoma League for Historic Preservation
- Sonoma Valley Historical Society
- San Francisco Public Library (SFPL) online research databases
- City of Sonoma (Building and Planning departments)
- California Digital Newspaper Collection
- Online Archive of California and a variety of online research websites

Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the house at 597 3rd Street East in Sonoma, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

Site Location

The house at 597 3rd Street East sits on the west side of 3rd Street East, on the northwest corner of Patten Street, in the City of Sonoma. A 6' wood board fence encloses the back yard along Patten Street and between its neighbors on the west and north. The streetscape is established mature landscaping around modest single-family residences from the early to mid twentieth century. This section of 3rd Street East has two lanes of traffic (two-way) with street parking on both sides.



Location of 597 3rd Street East (Sonoma Quadrangle, USGS Map, 2012)



Description

The one-storey house at 597 3rd Street East consists of a central, gabled block with an intersecting, projecting, gabled section off-center to the north. A modern addition extends across $\frac{3}{4}$ of the rear (west) elevation. The house is set back from 3rd Street East and Patten Streets in line with its neighbors. It is separated from the street by a sidewalk, lawn, mature trees, and an overgrown 6' wood board fence. All sections of the structure are faced in wood clapboards and rest on a modern concrete foundation. Composition singles cover all parts of the roof.

The primary, gable-roofed block has a shed-roofed porch that spans the southern half of the façade and terminates in the intersection of the projecting, gabled section. A brick path leads from the sidewalk to the porch, which is accessed by three brick steps (see figure 2). The floor of the porch is also brick. Square posts, topped with decorative caps, support the porch roof; exposed rafters are visible on the ceiling of the porch (see figure 5).

The front door is centered in the porch on the east façade and consists of a pair of raised-panel French doors. Vinyl, one-over-one, double-hung windows flank the door. Simple wooden boards frame the windows (see figure 1). A secondary entrance occupies the north corner of the porch, and consists of a wooden screen door and a single door with two-raised panels. This side door is the only remaining decorative feature of the original 1940 house (see figure 6). All of the other windows and doors have been replaced.

The intersecting gable has two, one-over-one, double-hung, modern windows. The gabled eave is trimmed in vertical boards with rounded ends. A louvered vent occupies the peak of the gable (see figure 7). Originally this section was a garage, but was later converted into two bedrooms.

A modern (1996) two-car garage abuts the northern end of the house, with a single, aluminum, paneled rollup door. The gabled, northern end of the garage has two one-over-one, double-hung windows and a louvered vent (see figure 9).

The rear of the house faces west and consists of a modern addition that spans most of the length of the façade. A wing off the south end is set back from this elevation. While this wing is original to the 1940 house according to the 1941 Sanborn map, the brick chimney is a modern addition (see figure 12). The original, 1940 wing on the back of the house did not extend the full length of the house and was "L" shaped (see detail of 1941 Sanborn map). When Suzanne Brangham remodeled the house in 1996, this wing was rebuilt and expanded to cover the length of the original house as well as the new garage. The westernmost bump-out was removed, and a wooden deck was built across half of the elevation (see figure 11).

The gabled end of the original block of the house on the south elevation has a modern sliding glass window set in a simple wooden frame. The eave is decorated with vertical boards with rounded ends. A small louvered vent sits in the peak of the gable. The south elevation of the 1996 addition has a single, one-over-one, double-hung window (see figure 15).

Permit records for this property include:

- 1978: Fence along Patten and west side
- 1979: Roofing
- September 1996: Kitchen, bath remodel
- October 1996: New addition/remodel

Historical Context of Sonoma

The house at 597 3rd Street East is situated on lands granted by the Mexican Government to the San Francisco Solano Mission in 1823. In 1835 General Mariano Guadalupe Vallejo set about transitioning the area from mission to pueblo, using the name "Sonoma" in his progress report to the governor. Later that year, on June 24, 1835, the governor signed an order officially establishing Sonoma as a "presidial" town—the headquarters for the military in the north. With the help of William A. Richardson from Yerba Buena (the precursor to the city of San Francisco), General Vallejo laid out the town of Sonoma around a traditional plaza and grid design. The 8-acre plaza they laid out was the largest plaza in California, and

remains so today. The orderly street grid was symmetrical around the 110' wide Broadway, centered on the plaza.

For a brief period in 1846 (25 days), Sonoma was the capital of the newly formed "Bear Flag Republic". The infant Republic, now state of California, was quickly annexed by the United States and later made a state in 1850. Vallejo was elected a State Senator and lobbied to keep Sonoma as the county seat; Santa Rosa, however, took over the position in 1854 and Sonoma reverted to a sleepy agricultural crossroads. In 1883 it was incorporated as a city.

History of 597 3rd Street East



Detail of Otto V. Geldern's 1875 Plan of Sonoma showing property location.

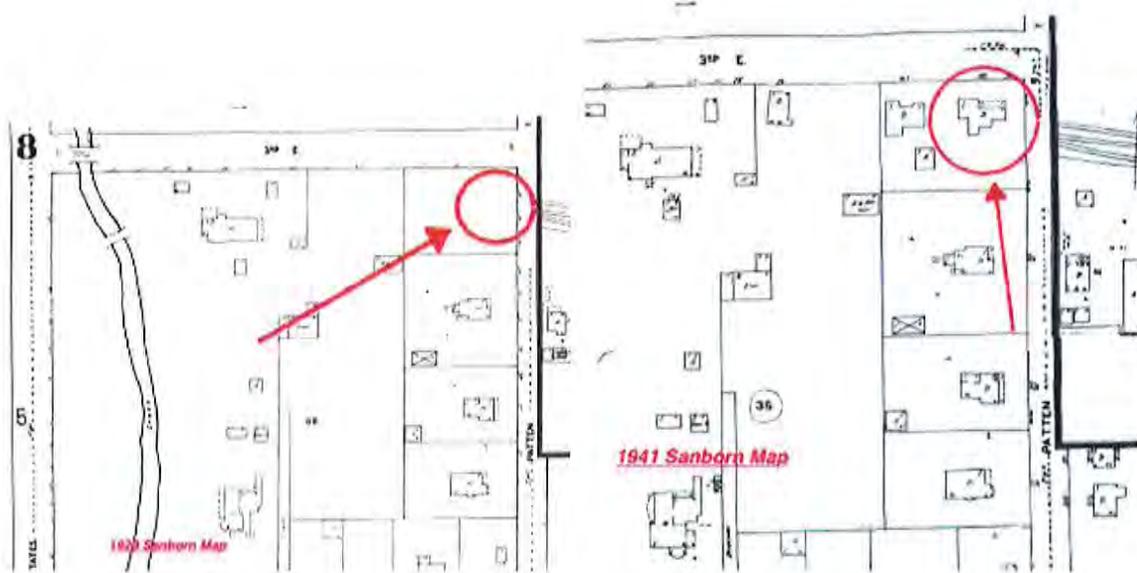
The lot that contains 597 3rd Street East was on the southeastern corner of what was originally known as Lot 57 on the early pueblo map of Sonoma. Despite its relative proximity to the plaza, the site remained undeveloped until the mid-twentieth century. F.T. (Frederick Thomas) Duhring and his sister, Agnes Duhring Ryland, subdivided the lot in June 1905. The Duhring siblings were the two surviving children of the German immigrants, Frederick Christian Andreas Duhring and Maria Dorothea Elise Clewe. Duhring senior was successful merchant in Sonoma through the latter half of the nineteenth century, and his children inherited his sound business sense. The project on Lot 57 was just one of their many real estate investments in Sonoma and San Francisco through the first decades of the twentieth century.

The Duhrings sold off the parcels through the first decades of the twentieth century, with Joseph Gilmaker purchasing the corner lots (14 and 15) in June 1915. Gilmaker came from a Gold Rush family that settled in Sonoma in the mid-nineteenth century. He owned a ranch north of Sonoma, and invested in undeveloped lots in Sonoma through the first decade of the twentieth century. Gilmaker and his family relocated to Long Beach in the 1920s, but retained their real estate holdings in Sonoma. He owned the property at the corner of Patten and 3rd Street East for nearly 25 years, finally selling it in February 1940 to Jep Valente and August Pinelli, who promptly resold the property to Floyd and Althea

Edwards six months later.

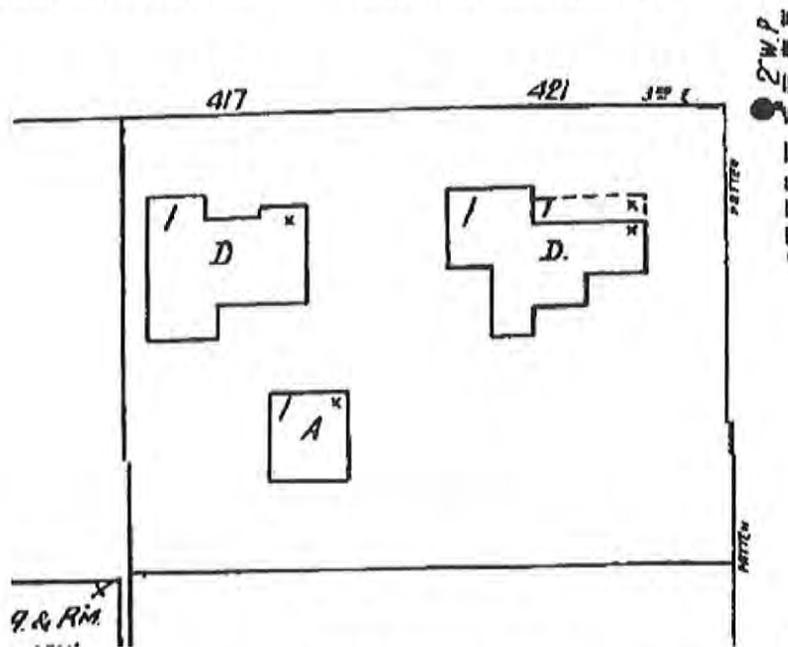
Floyd Edwards was a carpenter active in the Vallejo area and his wife, Althea Rousseau Hillstrom Edwards, was a widow from Sonoma was also active in the interior design and construction industry. The couple purchased "Gilmaker's Corner" and promptly erected a dwelling on the site. According to articles in the Sonoma Index-Tribune, the couple initially planned to build a few houses on the lot, but in reality they sold off the northern third of the parcel to Leonard and Grace Rich on October 10, 1940 (APN [018-262-010](#)). The Edwards' new house appears on the 1941 Sanborn Fire Insurance Map, as does a new house on the Rich's property. Floyd Edwards may have been involved in the construction of both structures.

Fire Insurance Map, as does a new house on the Rich's property. Floyd Edwards may have been involved in the construction of both structures.



Sanborn Fire Insurance Map, October 1923

Sanborn Fire Insurance Map, 1941



Detail of 1941 Sanborn Map

According to the 1941 Sanborn Map, the new building was a one-storey, shingle-roofed dwelling with a porch across the front (east) elevation. The "interior decorating studio" referenced in the October 1940 article may have been the westernmost wing, off the rear of the house. According to their "Homestead" paperwork, filed October 8, 1941, the Edwards occupied the house, which was worth \$5,000.

The Edwards sold the house soon thereafter in 1943, after which the house passed through eight owners until present day. The owners included John J. Steiner, of Steiner's Tavern from 1951 to 1958.

The building permit record for the house indicates that the majority of the work done to the house over the last 75 years was done by Suzanne Brangham (of Cklassix, Inc.) in 1996. Brangham was a prolific real estate developer in Sonoma in the late 1990s, executing projects such as the General's Daughter, Ramekins, and MacArthur Place. In 1987 she also wrote the book Housewise: The Smart Woman's Guide to Buying and Renovating Real Estate for Profit. During her brief ownership of 597 3rd Street East (1996-1998), Brangham radically remodeled the interior floor plan and reconfigured the back of the house with

a new addition. At some point, probably under Brangham's tenure, a two-car garage was added to the north side of the house, though I have found no specific permit in the records for this modification. The 1997 sales listing for the house touts the new renovation.

Determination of Eligibility

In order for a resource to be historically significant it must meet pass three tests: 1) it must be over 45 years old; 2) it must meet one or more of the "criteria of eligibility" (outlined below); and 3) it must retain enough integrity to convey its significance as it relates to the aforementioned criteria.

The house at 597 3rd Street East is 75 years old, and it lies in Sonoma's Historic Overlay District. However, it is not included in the Sonoma League for Historic Preservation's "Historic Resource Survey," or the Sonoma Plaza National Register of Historic Places (NRHP) Historic District (1992).

CRITERIA

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:

Criteria	597 3rd Street East
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.	It was not directly associated with a major local or regional development trend or event.
2. Associated with the lives of persons important to local, California or national history.	It was not directly associated with any people of local, regional, or national significance.
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 house is not architecturally distinctive and has also been radically modified.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or any archeological resources.	The area has been significantly disturbed by the nation development on the lot, and is not known to contain any archeological resources.

INTEGRITY ANALYSIS

Integrity is the ability of a property to convey its historic significance. It consists of seven aspects: location, design, setting, materials, workmanship, feeling and association.

Integrity Element	597 3rd Street East	Conclusion
Location ("place where the property was built")	All sections of the building retain their integrity of location as they have not been moved or relocated.	INTACT
Design ("combination of elements that create the form, plan, space, structure, and style" (NPS))	The original 1940 design was significantly modified in 1996 by the reconfiguration of the back of the house and the addition of a two-car garage. A fireplace was added to the south wing.	COMPROMISED
Setting ("physical environment")	Though the building itself has been altered, the overall residential setting of the project area remains unchanged from the early to mid-twentieth century: freestanding one and two-story residential structures set back from the street on modest sized	INTACT

lots.

Materials	The 1940 windows and doors have been replaced, except for one door that now leads into a bedroom from the front porch.	COMPROMISED
Workmanship (<i>"evidence of labor and skill"</i>)	The 1940 workmanship remains relatively intact in those areas of the house that were not remodeled in 1996, specifically the front of the house. Changes to the building over time have neither detracted from nor added to the character of workmanship.	COMPROMISED
Feeling (<i>"expression of the aesthetic or historic sense of a particular period of time"</i>)	The house retains its mid-century feeling.	INTACT
Association (<i>"direct link between an important historic event or person"</i>)	N/A	N/A

Conclusion

The house at 597 3rd Street East is 75 years old and is within the City of Sonoma's Historic Overlay Zone. The house, however, does not meet any of the four criteria of significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). At the same time, the 1996 renovation significantly compromised its integrity of design, materials, and workmanship, rendering it a virtually new building.

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Figure 1: East Elevation (3rd Street East).



Figure 2: East Elevation (3rd Street East).



Figure 3: East Elevation. Porch.



Figure 4: East Elevation. Porch.



Figure 5: Front porch, looking south.



Figure 6: Front porch. Secondary door.



Figure 7: East Elevation. Intersecting gable.



Figure 8: East Elevation. Garage.



Figure 9: North Elevation.



Figure 10: West Elevation.



Figure 11: West Elevation. Back deck.



Figure 12: West Elevation. South wing.



Figure 13: West Elevation. Eaves.



Figure 14: West Elevation. Kitchen door.



Figure 15: South Elevation (Patten Street).



Figure 16: Back yard.



Figure 17: Fence along south.

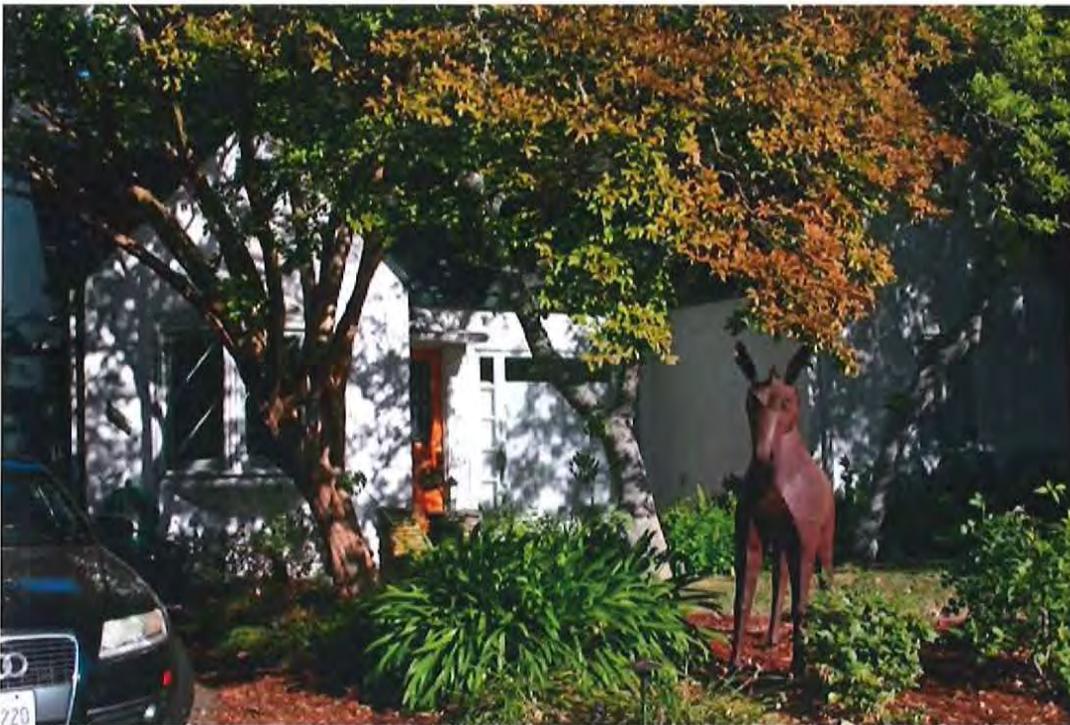


Figure 18: Neighbor to north (583 3rd Street East).



Figure 19: Streetscape. Patten Street looking west.





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

DRHPC Agenda Item: 4
Meeting Date: 10/20/15

Applicant	Project Location
835 Broadway LLC	835 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 at 835 Broadway.

Background

On September 10, 2015, the Planning Commission considered and approved an application for a Use Permit to convert a one-story office into a two-bedroom vacation rental (see attached Conditions of Approval).

Summary

At this time the applicant is proposing to remodel the exterior façade of the building to accommodate a vacation rental use (including accessibility improvements).

The applicants are proposing the following exterior modifications to the building:

1. Construct an exterior, ADA-compliant platform, lift at the northeast corner of the building (see attached lift specification sheet).
2. Add a layer of concrete to raise the front porch to the level of the interior floor.
3. Rebuild the steps and step railing to accommodate the new height of the porch.
4. Relocate the master bathroom window on the north facing elevation (see attached window specification sheet).

Note: staff contacted Tom Origer & Associates (Vicki Beard) on October 16, 2015 and she confirmed that she had discussed the window change with the applicant and because the new window will be constructed of in-kind materials and a similar configuration to the existing window it will meet the Secretary of Interior Standards for the Treatment of Historic Properties.

Design Review: The project is subject to design review by the DRHPC because it involves exterior building modifications to a commercial use building for which a building permit is required. In this case, because review by the Planning Commission was necessary, the DRHPC is responsible for reviewing and acting upon the project elevations, elevation details, and exterior materials.

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;
The property is a contributor to the Broadway Street Historic District, which is considered eligible for inclusion in the National Register of Historic Places and meets the CEQA definition of a historical resource, 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 and west are developed with single family residences. The property to the south is developed with a commercial building.

4. The location, design, site plan configuration, and effect of the proposed development.
The remodel is located in the Mixed Use zoning district and it complies with all applicable requirements of the Development Code. While the lift will be somewhat visible from the Broadway, it will be partially shielded by existing landscaping and will have limited visual affect on the property.

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.

CEQA Compliance: As a discretionary project, the proposal is subject to the requirements of the California Environmental Quality Act (CEQA). Per the historic resource evaluation prepared by Tom Origer & Associates dated August 13, 2015, (attached) the property appears to be a contributor to the Broadway Street Historic District, which is considered eligible for inclusion in the National Register of Historic Places and 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 letter from tom Origer & Associates, dated August 13, 2015). The analysis concluded 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 proposed modifications do not detract from the historic character or setting of the property.*
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
The project proposes a commercial remodel, which is consistent with the adjacent development, and complies with height and setback requirements.
4. The project will not impair the historic character of its surroundings.
The proposed project will not detract from the historic character or setting of the property. The lift will be installed in such a way as to be reversible in the future in order to leave the original fabric in place.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
A review of the planned changes to the property was completed. This review addressed the proposed modifications to the building and determined that the proposed project, as modified, complies with the Secretary of the Interior's Standard.
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 remodeled to improve the historic integrity to the building. Although, the new lift will be placed at the side of the building, it will be screened by existing landscaping.
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.

Signs: Any proposed signs shall be subject to DRHPC review or 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.

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. *Letter from Tom Origer & Associates, dated August 13, 2015*
3. *Window specification sheets*
4. *Lift specification sheets*
5. *Site plan, proposed floor & site plan, proposed & existing elevations*

cc: 835 Broadway, LLC
 463 Second Street East
 Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

Project Narrative - Design Review of Exterior Modifications 835 Broadway

The Applicant, 835 Broadway, LLC is applying for Design Review of exterior modifications to the existing building at 835 Broadway - which was granted a conditional use permit for a single unit vacation rental by the City of Sonoma Planning Commission on September 10, 2015. The main elements of the project are as follows: 1) construction of an exterior, ADA-compliant platform lift at the northeast corner of the house; 2) addition of a layer of concrete to raise the front porch to the level of the interior floor; 3) rebuilding of steps and step railing to accommodate the new height of the porch, meeting accessibility standards; and 4) modification of master bath window on the north side of house.

The subject property was built as a single-story wood frame residential home in 1906 within the historic overlay. It has 60 feet of frontage on the Broadway corridor. The property includes a small rear parking lot sufficiently sized for the required two on-site parking spaces, serviced by a driveway from street level (Broadway). The building has had a history of use as a commercial office but due to market circumstances it has been determined that a single vacation rental will better serve both building ownership and the community.

Our plan is to convert our office building into a vacation rental with two master bedrooms with en suite bathrooms, a full kitchen, lounging areas, parking for two cars at the rear of the building, and full required ADA compliance. Except for a hydraulic wheelchair lift on the north side of the building for ADA access purposes, hardly visible from the street because of existing and proposed additional landscaping, no substantial changes would be made to the exterior of the building. It will still have the appearance of an historic cottage. We propose commencing construction in October with completion anticipated for the beginning of February. This would allow the owners to capture the high season of spring, summer and fall.

We have had several discussions with the Planning and Building departments to assure that we understand the requirements and are in compliance.

We have also employed the services of Tom Origer & Associates, Historical Research associates. Their analysis is attached and we have worked diligently to incorporate their suggestions in detail. They have concluded that what we are proposing will not compromise the historical integrity of the property.

1) The proposed lift will be sited on the northeast corner of the house, and will be accessed from the front of the house via the existing concrete walk, which will be extended by an approximately five-foot-square concrete landing. The lift will require removal of a portion of the railing on the north side of the front porch and removal of hedges along the north side of the house to allow a wheelchair to pass. While the proposed lift is on the side of the house and will be somewhat visible from the front, it will be partially shielded by existing landscaping and will have limited visual effect on the property. If necessary we can erect a simple lattice structure to support a star jasmine (*Trachelospermum jasminoides*), creating a "green" fence. This is in keeping with the Standards and the landscaping will be maintained so as to minimize the appearance of the lift from the street and sidewalk.

This solution to the necessary ADA compliance was chosen over wooden ramps located at the rear and north side of the house ("rear/side") because the rear/side solution is problematic for the following reasons: a) overall massing, size, and scale would jeopardize the architectural features and historical integrity of the property; b) it would require path of travel from the Broadway sidewalk (i.e. concrete pathway and long wooden ramp alongside the entire length of the structure, which would be partially visible from the street); c) it would impede upon the require two parking spaces; d) due to the original construction of the rear entrance, it would require removal and rebuilding of the rear portion of the building due to steps and header height, making the alterations to the building much more complex and costly. For all of these reasons, and the input from Tom Origer & Associates indicating the hydraulic lift to the north of the porch will not detract from the building's historical significance, we believe the lift is the most appropriate and elegant, least invasive and visible, solution for this building.

2) Additionally, to comply with ADA code, we are requesting approval for the addition of a layer of concrete to raise the front porch to the level of the interior floor. According to Origer & Associates, the porch floor itself is likely not original and therefore not highly significant to the character of the house. This change will be unobtrusive and is in keeping with the Standards.

3) Similarly, we are requesting approval to rebuild the front steps and porch railing to accommodate the new height of the porch and to meet accessibility standards. The proposed changes would replace the existing brick steps and step railing with the same material and/or in kind materials to maintain the present look and feel but will be sturdier and safer than what exists now. The proposed changes are in keeping with the Standards, and we do intend to replace the present step railing with wood as suggested by Origer & Associates.

4) Modification of master bath window on north side of house. Existing kitchen window will be relocated 4 feet to the east to serve master bath space. Modification faces side yard and will not be visible from street or front sidewalk.

Respectfully,

A handwritten signature in black ink, appearing to read "Lynne Lancaster Grosh", with a long horizontal flourish extending to the right.

Lynne Lancaster Grosh
Managing Partner, 835 Broadway LLC

463 2nd St E
Sonoma, CA 95476
707-938-8999

Tom Origer & Associates

Archaeology / Historical Research

August 13, 2015

Allan J. Grosh
463 Second Street East
Sonoma, California 95476

Dear Mr. Grosh:

At your request, we completed a review of planned changes to the house at 835 Broadway Avenue in Sonoma. The property is a contributor to the Broadway Street Historic District, which is considered eligible for inclusion in the National Register of Historic Places. Proposed alterations to a National Register-eligible property are reviewed to ensure that they do not adversely affect its National Register status.

Our assessment of project plans was informed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (hereafter, *Standards and Guidelines*). The *Standards and Guidelines* have been adopted by many local agencies for use in determining the proper treatment for buildings considered historically significant. The *Standards* focus on maintaining historical integrity by reusing materials, when possible, or materials in-kind, when reuse is not possible; using existing space rather than build additional space, when feasible; and being mindful of the overall historic character of a structure in terms of material, size, space, and setting. The *Standards* "are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." Below are the *Standards for Rehabilitating Historic Buildings*, and a discussion of how they apply to the house at 835 Broadway Avenue, Sonoma.

Standards for Rehabilitating Historic Buildings

- 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.
- 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.
- 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.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the 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.

- 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.
- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 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, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 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.

Discussion

835 Broadway was the home of Mr. Manuel, a blacksmith, and has a National Register status code of 2D2. This status is given to properties which are both listed in the California Register and considered contributors to a district determined eligible for National Register listing through the Section 106 process. In this case, 835 Broadway is a contributor to the Broadway Street Historic District of Sonoma, California.

The 2002 primary record states:

"The Broadway Street Historic District appears eligible for the National Register of Historic Places at the local level of significance under Criteria A and C, for its association with the development of the town during its tourism and post gold-rush period and for its design and concentration of architectural styles" (Galvin 2002: 1)

Plans and styles of construction of the houses in the district, including 835 Broadway, are noted as reflecting the activity and development of the city between 1880 and 1930. Features of 835 Broadway considered to contribute to the character of the district include the side-driveway, mature landscaping, large set-back, and low fence as well as the overall architectural style of the house (Galvin 2002:1).

The house was constructed in 1906 in the Pyramidal Bungalow style with a moderately pitched, hipped roof, boxed eaves and horizontal wood drop-siding. The front facade is symmetrical with a full hipped porch supported by turned posts. The front door is flanked by a double hung wood sash window on the left, and a larger fixed window on the right. Prior to recording in 1979 the original wood railing and steps of the front porch were replaced with solid walls and brickwork (Galvin & Calpo 2002:1, Patri 1979:1).

Proposed Exterior Changes to the Property Include:

- Construction of an exterior, ADA-compliant platform lift.

With regard to accessibility, the National Park Service *Preservation Brief 32* provides guidance.

"Platform lifts can be used when there is inadequate space for a ramp. However, such lifts should be installed in unobtrusive locations and under cover to minimize maintenance if at all possible" (Jester and Park 1993:4).

The proposed lift will be sited on the northeast corner of the house, and will be accessed from the front of the house via the existing concrete walk, which will be extended by an approximately five-foot-square concrete landing. The lift will require removal of a portion of the railing on the north side of the front porch and removal of hedges along the north side of the house. While the proposed lift is on the side of the house and will be somewhat visible from the front, it will be partially shielded by existing landscaping and will have limited visual affect on the property. This is in keeping with the *Standards*, however we suggest that hedges be maintained so as to minimize the appearance of the lift from the street and sidewalk.

- Addition of a layer of concrete to raise the front porch to the level of the interior floor.

The porch floor itself is likely not original and therefore not highly significant to the character of the house. This change will be unobtrusive and is in keeping with the *Standards*.

- Rebuilding of steps and porch railing to accommodate the new height of the porch.

The 1979 primary record notes that the front steps and porch railing were originally of wood and had been replaced with brick. The proposed changes would replace the existing brick steps and railing with the same material and/or in kind materials to maintain the present look and feel, however, wood railing would be more appropriate to the original style of the house. The proposed changes are in keeping with the *Standards*, but we suggest replacing the present railing with wood in a style conforming to the period of construction.

Summary

Changes have been proposed to the exterior of the house located at 835 Broadway in Sonoma, California. We have reviewed the plans in terms of compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and found that, overall, they do not detract from the historic character or setting of the property. We suggest that the proposed lift be constructed in such a way as to be reversible in the future. That is, as much as possible, leave original historic fabric in place. Also, landscaping should be maintained so as to minimize visibility of the lift. We suggest that historic photographs or other documentation showing the original porch railing be located and that the present rails be replaced with wood rails conforming to the original style.

Please contact me if you have any questions or need additional information.

Sincerely,



Vicki Beard
Senior Associate

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United States ENERGY STAR® Climate Zone Criteria



Canada ENERGY STAR® Climate Zone Criteria



Windows

Climate Zone	U-Factor ¹	SHGC ²	Performance
Northern [*]	≤ 0.27	Any	Prescriptive
	= 0.28	≥ 0.32	Equivalent Energy Performance
	= 0.29	≥ 0.37	
	= 0.30	≥ 0.42	
North-Central	≤ 0.30	≤ 0.40	
South-Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.25	

Doors

Glazing Level	U-Factor ¹	SHGC ²
Opaque	≤ 0.17	No Rating
≤ 1/2 Lite	≤ 0.25	≤ 0.25
> 1/2 Lite	≤ 0.30	Northern North-Central ≤ 0.40 Southern South-Central ≤ 0.25

Air Leakage for Sliding Doors ≤ 0.3 cfm/ft²
Air Leakage for Swinging Doors ≤ 0.5 cfm/ft²

Windows and Doors (effective February 1, 2015)

Zone	Heating Degree-Day Range	Minimum Energy Rating (unless)	or	Maximum U-Factor W/m ² *K
1	< 3500	25	or	1.60
2	3500 to < 6000	29	or	1.40
3	≥ 6000	34	or	1.20

¹ BTU/h ft²*F
² Solar Heat Gain Coefficient
*** The effective date for the Northern Zone prescriptive and equivalent energy performance criteria for windows is January 1, 2016.**

For NFRC certified total unit performance for units with capillary breather tubes, please refer to the High Altitude Information section for each unit.

¹U-Factor defines the amount of heat loss through the total unit in BTU/hr*ft²*F, metric in W/m²*K. The lower the value, the less the heat is lost through the entire product.
²Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass both directly transmitted and absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product.
³Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible Transmittance is measured over the 380 to 760 nanometer portion of the solar spectrum.
NFRC ratings are based on modeling by a third party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.

This data is accurate as of December 15, 2014. Due to ongoing product changes, updated test results or new industry standards or requirements, this data may change over time. Due to variations in dealer and distributor inventory levels, products that were manufactured before December 15, 2014 that were designed, tested and labeled with different NFRC values may still be available. Check the labels on the product packaging to confirm NFRC values. Ratings are for sizes specified by NFRC for testing and certification. Ratings may vary depending on use of tempered glass, different grille options, glass for high altitude, etc.

Andersen® Product Line & Product Type	Andersen Glass Type	Grille Type	NFRC Certified Products Directory Number	U-Factor¹	U-Factor² Metric	SHGC²	VT²	Canada ER	Air Infiltration	U.S. ENERGY STAR v 6.0					Canada ENERGY STAR v 4.1			
										North 15	North 16	N. Central	S. Central	South	Zone 1	Zone 2	Zone 3	
200 Series Tilt-Wash Double-Hung	2.2 Annealed Glass - w/ No Grilles and Grilles Less Than 1"																	
	Low-E	No Grilles	AND-N-59-00849-00001	0.29	1.65	0.32	0.55	22	0.4	N	-	NC	-	-	-	-	-	-
		Simulated Divided Lite or Installed Interior Removable	AND-N-59-00849-00002	0.29	1.65	0.29	0.49	20	0.4	N	-	NC	-	-	-	-	-	-
		Full Divided Lite	AND-N-59-00855-00001	0.31	1.76	0.29	0.49	17	0.4	-	-	-	-	-	-	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00867-00001	0.30	1.70	0.29	0.49	19	0.4	N	-	NC	-	-	-	-	-	-
	Low-E Sun	No Grilles	AND-N-59-00850-00001	0.30	1.70	0.20	0.30	14	0.4	N	-	NC	SC	-	-	-	-	-
		Simulated Divided Lite or Installed Interior Removable	AND-N-59-00850-00002	0.30	1.70	0.18	0.27	12	0.4	N	-	NC	SD	-	-	-	-	-
		Full Divided Lite	AND-N-59-00856-00001	0.31	1.76	0.18	0.27	11	0.4	-	-	-	-	-	-	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00868-00001	0.31	1.76	0.18	0.27	11	0.4	-	-	-	-	-	-	-	-	-
	Low-E SmartSun™	No Grilles	AND-N-59-00851-00001	0.29	1.65	0.21	0.49	15	0.4	N	-	NC	SC	-	-	-	-	-
		Simulated Divided Lite or Installed Interior Removable	AND-N-59-00851-00002	0.29	1.65	0.19	0.44	14	0.4	N	-	NC	SC	-	-	-	-	-
		Full Divided Lite	AND-N-59-00857-00001	0.30	1.70	0.19	0.44	13	0.4	N	-	NC	SC	-	-	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00869-00001	0.30	1.70	0.19	0.44	13	0.4	N	-	NC	SC	-	-	-	-	-
	Low-E PassiveSun®	No Grilles	AND-N-59-00848-00001	0.30	1.70	0.53	0.60	33	0.4	N	N	-	-	-	Z1	-	-	-
		Simulated Divided Lite or Installed Interior Removable	AND-N-59-00848-00002	0.30	1.70	0.47	0.54	29	0.4	N	N	-	-	-	Z1	Z2	-	-
		Full Divided Lite	AND-N-59-00854-00001	0.31	1.76	0.47	0.54	28	0.4	N	-	-	-	-	Z1	-	-	
		Finelight™ (grilles-between-the-glass)	AND-N-59-00866-00001	0.31	1.76	0.47	0.54	28	0.4	N	-	-	-	-	Z1	-	-	
	Low-E w/ HeatLock™	No Grilles	AND-N-59-00969-00001	0.28	1.59	0.31	0.54	22	0.4	N	-	NC	-	-	Z1	-	-	-
		Simulated Divided Lite or Installed Interior Removable	AND-N-59-00969-00002	0.28	1.59	0.28	0.48	21	0.4	N	-	NC	-	-	Z1	-	-	-
		Full Divided Lite	AND-N-59-00972-00001	0.28	1.59	0.28	0.48	21	0.4	N	-	NC	-	-	Z1	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00978-00001	0.28	1.59	0.28	0.48	21	0.4	N	-	NC	-	-	Z1	-	-	-
	Low-E SmartSun™ w/ HeatLock™	No Grilles	AND-N-59-00970-00001	0.28	1.59	0.21	0.48	17	0.4	N	-	NC	SC	-	Z1	-	-	-
		Simulated Divided Lite or Installed Interior Removable	AND-N-59-00970-00002	0.28	1.59	0.19	0.43	15	0.4	N	-	NC	SC	-	-	-	-	-
		Full Divided Lite	AND-N-59-00973-00001	0.28	1.59	0.19	0.43	15	0.4	N	-	NC	SC	-	-	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00979-00001	0.28	1.59	0.19	0.43	15	0.4	N	-	NC	SC	-	-	-	-	-
	Low-E PassiveSun® w/ HeatLock™	No Grilles	AND-N-59-00968-00001	0.26	1.48	0.48	0.59	35	0.4	N	N	-	-	-	Z1	Z2	Z3	-
		Simulated Divided Lite or Installed Interior Removable	AND-N-59-00968-00002	0.26	1.48	0.43	0.52	32	0.4	N	N	-	-	-	Z1	Z2	-	-
		Full Divided Lite	AND-N-59-00971-00001	0.29	1.65	0.43	0.52	28	0.4	N	N	-	-	-	Z1	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00977-00001	0.29	1.65	0.43	0.52	28	0.4	N	N	-	-	-	Z1	-	-	-
	2.2 Annealed Glass - w/ Grilles 1" or Greater																	
	Low-E	Simulated Divided Lite or Installed Interior Removable	AND-N-59-00849-00003	0.29	1.65	0.26	0.43	18	0.4	N	-	NC	-	-	-	-	-	-
		Full Divided Lite	AND-N-59-00861-00001	0.30	1.70	0.26	0.43	17	0.4	N	-	NC	-	-	-	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00873-00001	0.31	1.76	0.29	0.49	17	0.4	-	-	-	-	-	-	-	-	-
	Low-E Sun	Simulated Divided Lite or Installed Interior Removable	AND-N-59-00850-00003	0.30	1.70	0.16	0.24	11	0.4	N	-	NC	SC	-	-	-	-	-
		Full Divided Lite	AND-N-59-00862-00001	0.31	1.76	0.16	0.24	10	0.4	-	-	-	-	-	-	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00874-00001	0.32	1.82	0.18	0.27	10	0.4	-	-	-	-	-	-	-	-	-
	Low-E SmartSun™	Simulated Divided Lite or Installed Interior Removable	AND-N-59-00851-00003	0.29	1.65	0.17	0.39	13	0.4	N	-	NC	SC	-	-	-	-	-
		Full Divided Lite	AND-N-59-00863-00001	0.30	1.70	0.17	0.39	12	0.4	N	-	NC	SC	-	-	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00875-00001	0.31	1.76	0.19	0.44	12	0.4	-	-	-	-	-	-	-	-	-
	Low-E PassiveSun®	Simulated Divided Lite or Installed Interior Removable	AND-N-59-00848-00003	0.30	1.70	0.42	0.47	26	0.4	N	N	-	-	-	Z1	-	-	-
		Full Divided Lite	AND-N-59-00860-00001	0.31	1.76	0.42	0.47	25	0.4	N	-	-	-	-	Z1	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00872-00001	0.32	1.82	0.47	0.54	27	0.4	N	-	-	-	-	Z1	-	-	-
	Low-E w/ HeatLock™	Simulated Divided Lite or Installed Interior Removable	AND-N-59-00969-00003	0.28	1.59	0.25	0.42	19	0.4	N	-	NC	SC	-	Z1	-	-	-
		Full Divided Lite	AND-N-59-00975-00001	0.28	1.59	0.25	0.42	19	0.4	N	-	NC	SC	-	Z1	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00981-00001	0.28	1.59	0.28	0.48	21	0.4	N	-	NC	-	-	Z1	-	-	-
	Low-E SmartSun™ w/ HeatLock™	Simulated Divided Lite or Installed Interior Removable	AND-N-59-00970-00003	0.28	1.59	0.17	0.38	14	0.4	N	-	NC	SC	-	-	-	-	-
		Full Divided Lite	AND-N-59-00976-00001	0.28	1.59	0.17	0.38	14	0.4	N	-	NC	SC	-	-	-	-	-
		Finelight™ (grilles-between-the-glass)	AND-N-59-00982-00001	0.28	1.59	0.19	0.43	15	0.4	N	-	NC	SC	-	-	-	-	-

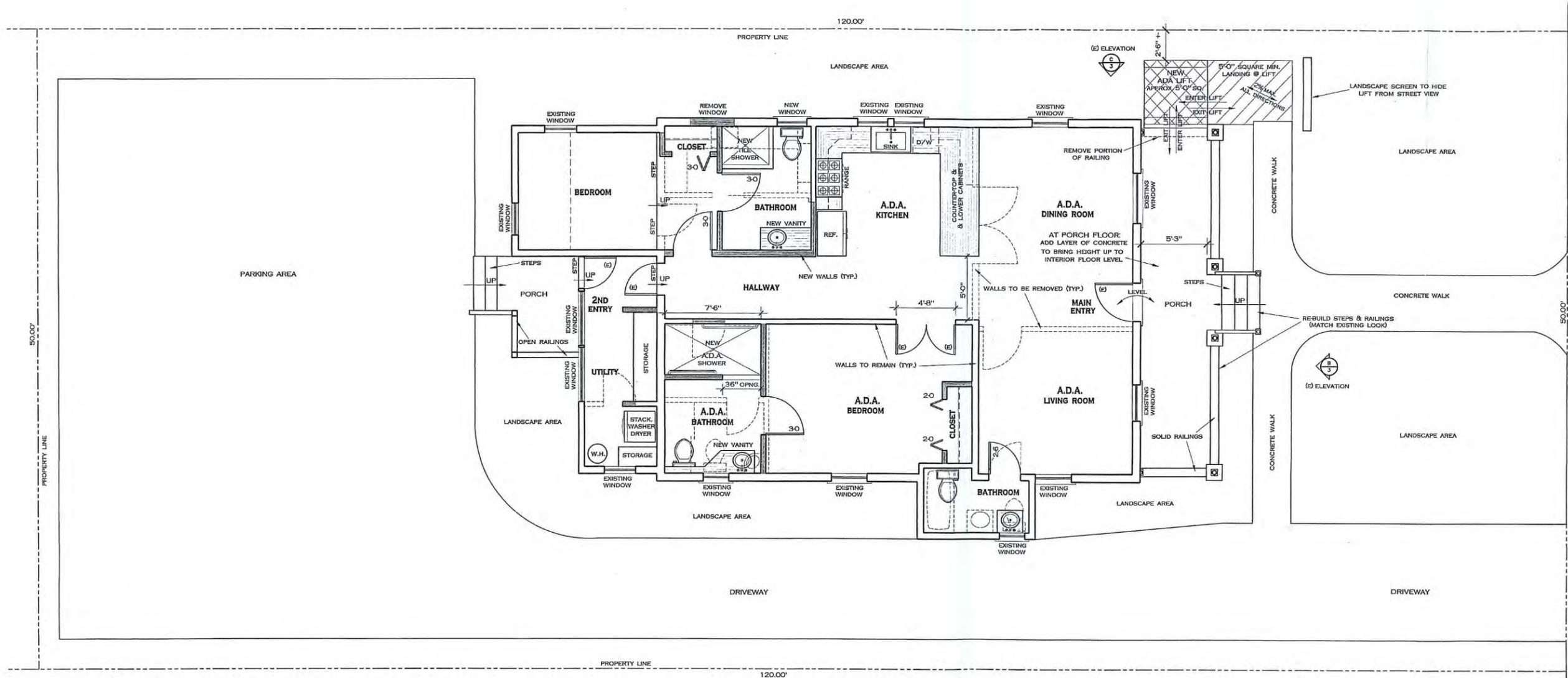
DESIGN REVIEW DRAWINGS
New A.D.A. Lift

proposed

Revisions:

F I
G O

CONSTRUCTION DRAWINGS
FRED O'DONNELL
822 BROADWAY
P.O. BOX 898
SONOMA, CA 95476
707.998.0103 WORK
707.998.0112 FAX
FIGDRAWINGS@GMAIL.COM
WWW.FIGDRAWINGS.COM



PROPOSED FLOOR PLAN & SITE PLAN
SEE EXISTING FLOOR PLAN FOR EXISTING CONDITIONS 1/4" = 1'-0"

EXISTING SPACE CONDITIONED 1,340 SQ. FT.
NO ADDED SQUARE FOOTAGE ON THIS PERMIT

Zoning:
'MX' MIXED USE
BROADWAY PLANNING AREA
SET-BACKS: FRONT 20'; REAR 15'; SIDES 5' MIN., 15' COMBINED
HEIGHT LIMIT: 30'-0" MAXIMUM
FLOOR AREA RATIO = 1.00 MAX. (6,000 SQ. FT. ALLOWED)
COVERAGE = 60% MAX. (3,600 SQ. FT. ALLOWED)

PLAN LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	EXISTING OR NEW CONSTRUCTION

A.P. #018-411-022 6,000 SQ. FT. (1.13 ACRES) BUILT IN 1906

GROSH BUILDING
Vacation Rental Conversion / Remodel
835 Broadway
Sonoma, California

Date: SEPT. 2015
Scale: AS NOTED

Proposed
Floor & Site
Plan

2

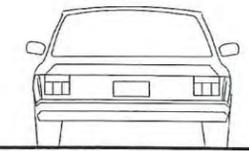
SEP 22 2015

existing conditions

proposed



before



after



PROPERTY LINE

A EXISTING FRONT ELEVATION
VIEW FACING BROADWAY 3/8" = 1'-0"

B PROPOSED FRONT ELEVATION
VIEW FACING BROADWAY 3/8" = 1'-0"

DESIGN REVIEW DRAWINGS
New A.D.A. Lift

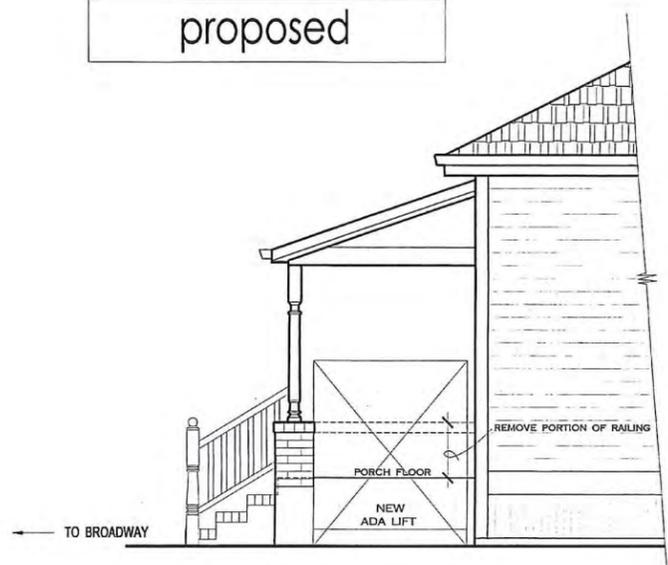
REBUILD STEPS & RAILINGS (MATCH EXISTING LOOK)
AT PORCH FLOOR: ADD LAYER OF CONCRETE TO BRING HEIGHT UP TO INTERIOR FLOOR LEVEL
NEW ADA LIFT BEHIND LANDSCAPED SCREEN AND EXISTING TREES

NO CHANGES TO THIS ELEVATION (UNLESS NOTED ABOVE)

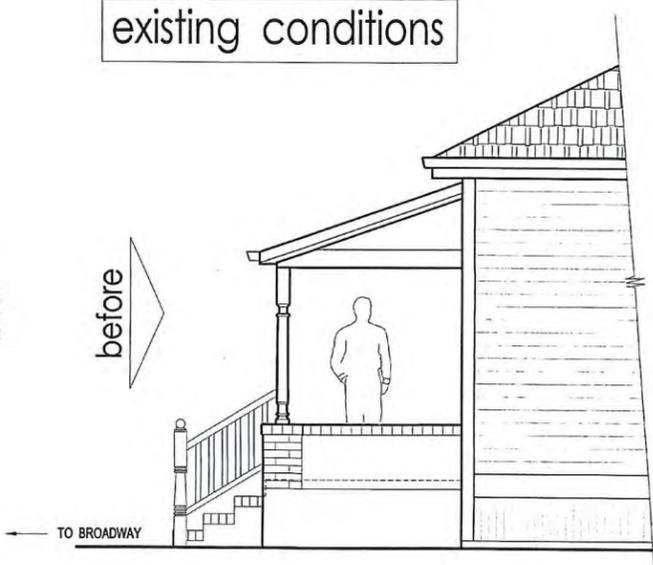
proposed

existing conditions

existing conditions



after

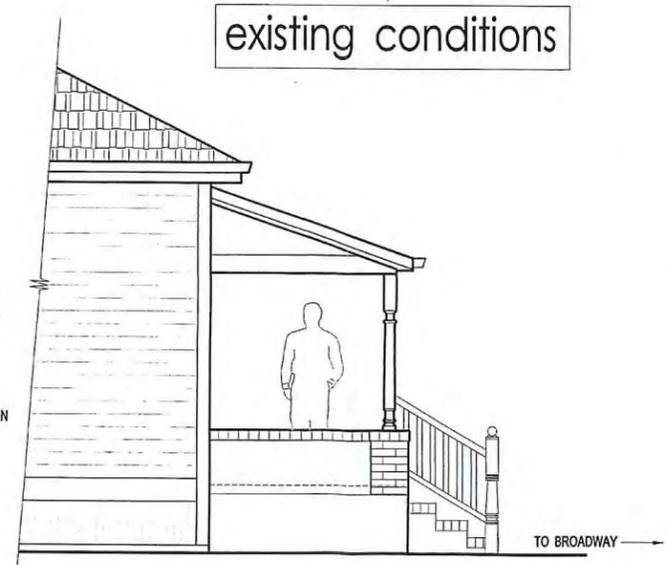


before

before

after

NO CHANGES TO THIS ELEVATION



C PROPOSED NORTH ELEVATION
PARTIAL ELEVATION / FRONT PORTION OF BUILDING 3/8" = 1'-0"

D EXISTING NORTH ELEVATION
PARTIAL ELEVATION / FRONT PORTION OF BUILDING 3/8" = 1'-0"

E EXISTING SOUTH ELEVATION
PARTIAL ELEVATION / FRONT PORTION OF BUILDING 3/8" = 1'-0"

Revisions:

F i
G O
CONSTRUCTION DRAWINGS
FRED O'DONNELL
822 BROADWAY
P.O. BOX 898
SONOMA, CA. 95476
707.996.0103 WORK
707.996.0112 FAX
FIGODRAWINGS@GMAIL.COM
WWW.FIGODRAWINGS.COM

GROSH BUILDING
Vacation Rental Conversion / Remodel
835 Broadway
Sonoma, California

Date: SEPT. 2015
Scale: AS NOTED

Proposed & Existing Elevations

3

SEP 22 2015



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

DRHPC Agenda Item: 5

Meeting Date: 10/20/15

Applicant

Sandra and William Burcham

Project Location

790 Second 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 Built: 1949

Request

Demolition of a single-family residence located on the property at 790 Second Street East.

Summary

The property is a ±11,250 square foot parcel located on the east side of Second Street East at the corner of Second Street East and Chase Street. The site is currently developed with a single-family residence and attached garage.

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

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

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

Given the age of the building, in August, 2015, the applicant commissioned Alice Duffee to prepare a historical resource evaluation of the property to determine if the residence was historically significant. The historic resource evaluation found that the property does not meet the criteria for listing on the California Register of Historical Resources and therefore is not a historical resource as defined under CEQA (see attached Historical Resource Evaluation 790 2nd Street East, Sonoma, Sonoma County, California dated August, 2015). Because the structure is not a historical resource, demolishing it would not have a significant effect on the environment and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

City Regulations for Demolition Permits: The City's regulations for demolition permits rely heavily on the criteria for listing on the California Register of Historical Resources in determining whether a property is historically significant and can be demolished. This is reflected in both §19.54.090.F.2 (Determination of Significance) and §19.54.090.G.1 (Findings, Decision) of the Development Code. Based on the analysis above - that the residence does not qualify as a historic resource

under CEQA - it is staff's view that the findings for approval of a demolition permit can be made. If the DRHPC chooses to approve the demolition of the residence, the DRHPC may require that the single-family residence not be demolished until building permits for the replacement structure have been issued and that the inside and outside of the residence be photo documented and submitted to the Sonoma League for Historic Preservation and the City of Sonoma.

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

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

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

If commissioners wish to arrange a site visit to inspect the home independently, please contact property owner, Sandra and William Burcham, at (707) 939-9186.

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. Existing site plan
3. Historical Resource Evaluation 790 2nd Street East, Sonoma, Sonoma County, California

cc: Sandra and William Burcham
39 Second Street East
Sonoma, CA 95476

Mary Martinez, via will call at City hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey

Planning Department
City of Sonoma

Regarding Proposed Demolition Project:
790 2nd Street East
Sonoma, CA 95476
William and Sandra Burcham

The following is offered in support of an application for a Demolition Permit for the house located at 790 Second Street East, Sonoma, CA 95476.

Background

After living in Sonoma in the hills above Agua Caliente for 10 years, we have come to love the town of Sonoma, the historic square, and the surrounding neighborhoods. We are particularly interested in the Historic Overlay zone, and wish to make our home there. The charm of the area is obvious to tourists and residents alike, as is demonstrated by the many people walking the area whether for exercise or to admire the gardens and the well-maintained homes. We have been searching for a home in this area and have purchased a property which is well located in the heart of the area on the corner of 2nd Street East and Chase Street.

Initially, we did not envision building a new home, however during our search throughout the neighborhood we did not find a suitable home for us and gave up the search in favor of building our own single-level custom craftsman style home. In preparation for such a project we are submitting this Application for a Demolition Permit.

Considerations

Prior to our decision to demolish the existing home we commissioned an Historic Resources Evaluation (HRE) to determine if there are historical or architectural features that are significant to the character of the community and should be preserved. This evaluation was performed by Alice P. Duffee, a qualified architectural historian (refer to qualifications included in the HRE). The resulting report, which is included with this proposal, concludes and states that the property does not meet any of the 4 criteria for historic or architectural significance.

The existing house is constructed of wood framing with vinyl siding added in 1992. The original layout has not been updated since 1950's. The house is oriented with a view to the neighboring fence on the east, some 7-12 feet away from the house at various points. The backyard extends behind the garage and to the north, but is not visible from within the house. Given the placement of the house on the lot, the placement of the garage, and the organization of the rooms

From: Bill and Susie Burcham, 790 Second Street East, Sonoma

Dear Neighbors,

You have probably noticed the SOLD sign at the corner of Second Street East and Chase, and wondered about the future of the property. Here is what we can tell you at this time.

Our understanding is that this location has been a rental for many years. We plan to make the property our home and are looking forward to meeting all of our new neighbors and getting to know you. We have lived in Sonoma for 10 years and are pursuing our dream of moving closer in to town. How does it get any better than Second Street East?

We envision several updates to the property and ultimately will have a new single-level craftsman style home on the location. We will not be moving in until the new home is completed. In the meantime we are staying in a condo nearby.

We appreciate that there will be disruption to the neighborhood during the period of construction and will attempt to minimize the duration to the extent that is within our power.

You may be familiar with the city's design review process and know that design review meetings are public meetings where you can follow the progress of the project. We would like to be more proactive in obtaining your comments and feedback on our project as the plan develops. Toward this end, we will be knocking on doors to meet you and will provide updates of interest throughout the project.

The first step of many is to obtain a permit to demolish the existing structure. Even once a permit is obtained, however, the city does not allow the demolition to take place until plans are approved for the replacement structure. This is a beneficial policy for the neighbors in the area.

Another benefit to the neighbors is that the area is considered an Historic Overlay zone within Sonoma. This means that new construction will be held to a high standard to maintain the character of the neighborhood.

Please call us at 707-939-9186 if you would like to discuss any aspect of the upcoming project. We look forward to talking with you.

Best regards,
Bill and Susie Burcham

**790 Second Street East
Sonoma, CA 95476**

Community Outreach

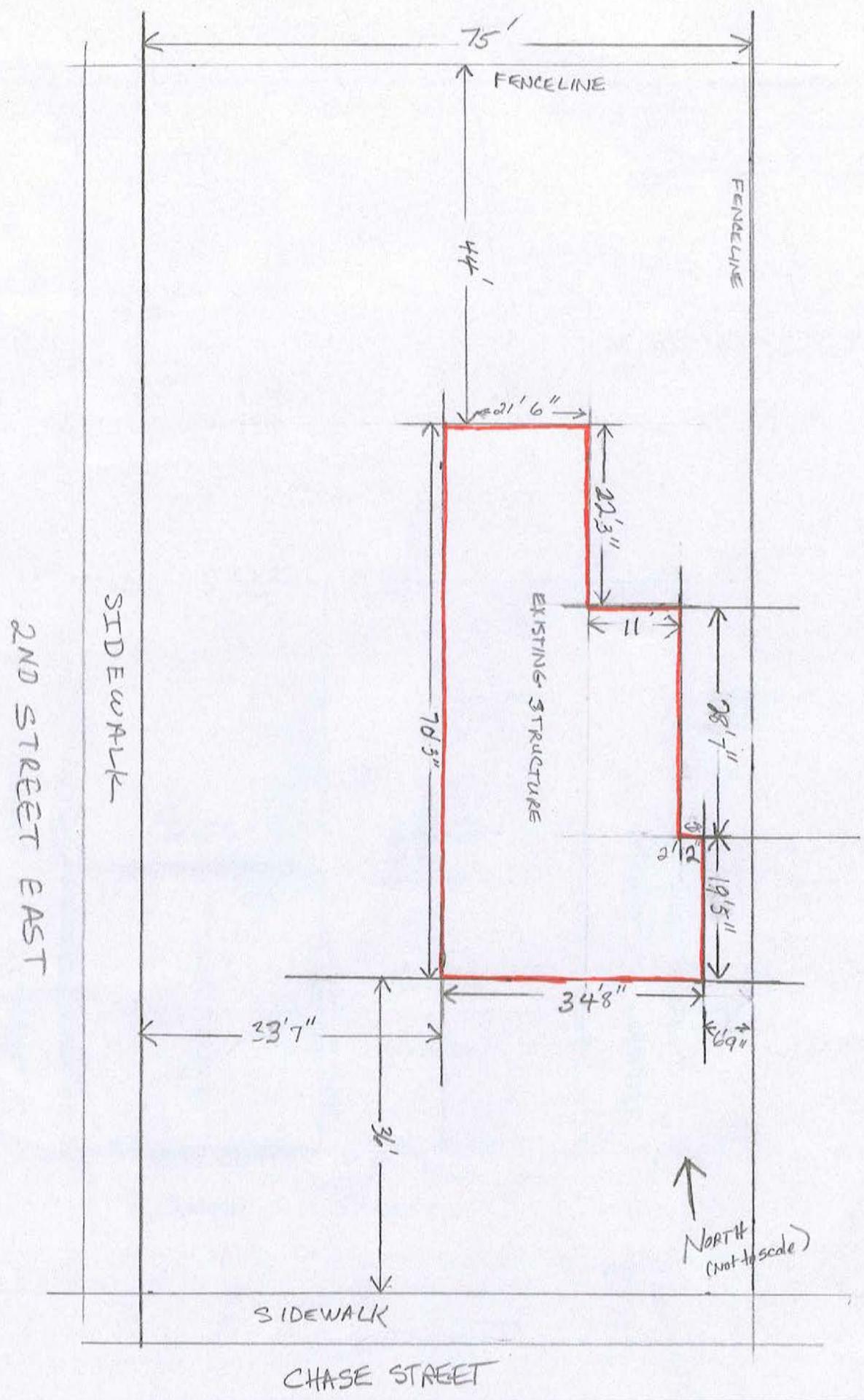
Neighbors:

787 Second Street East
765 Second Street East
820 Donner Ave
850 Donner Ave

Bill and Warren Bryant
Pam Gilbert
Melissa and Michael Mulcahy
Matt Howarth

Concerns or Suggestions Noted:

790 2ND STREET EAST, SOVONIA - SITE MAP

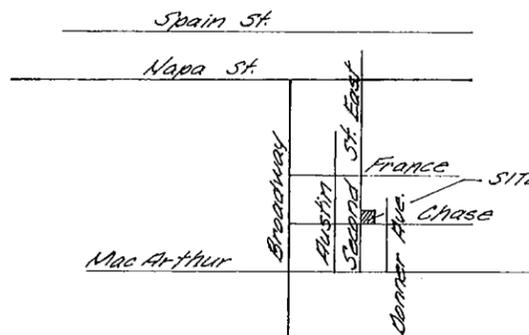


BASIS OF BEARINGS
 N 8° 05' E being the monumented East line of Donner Avenue as shown on the "Map of Green Dale" in Book 57 of Maps at Page 19, Sonoma County Records

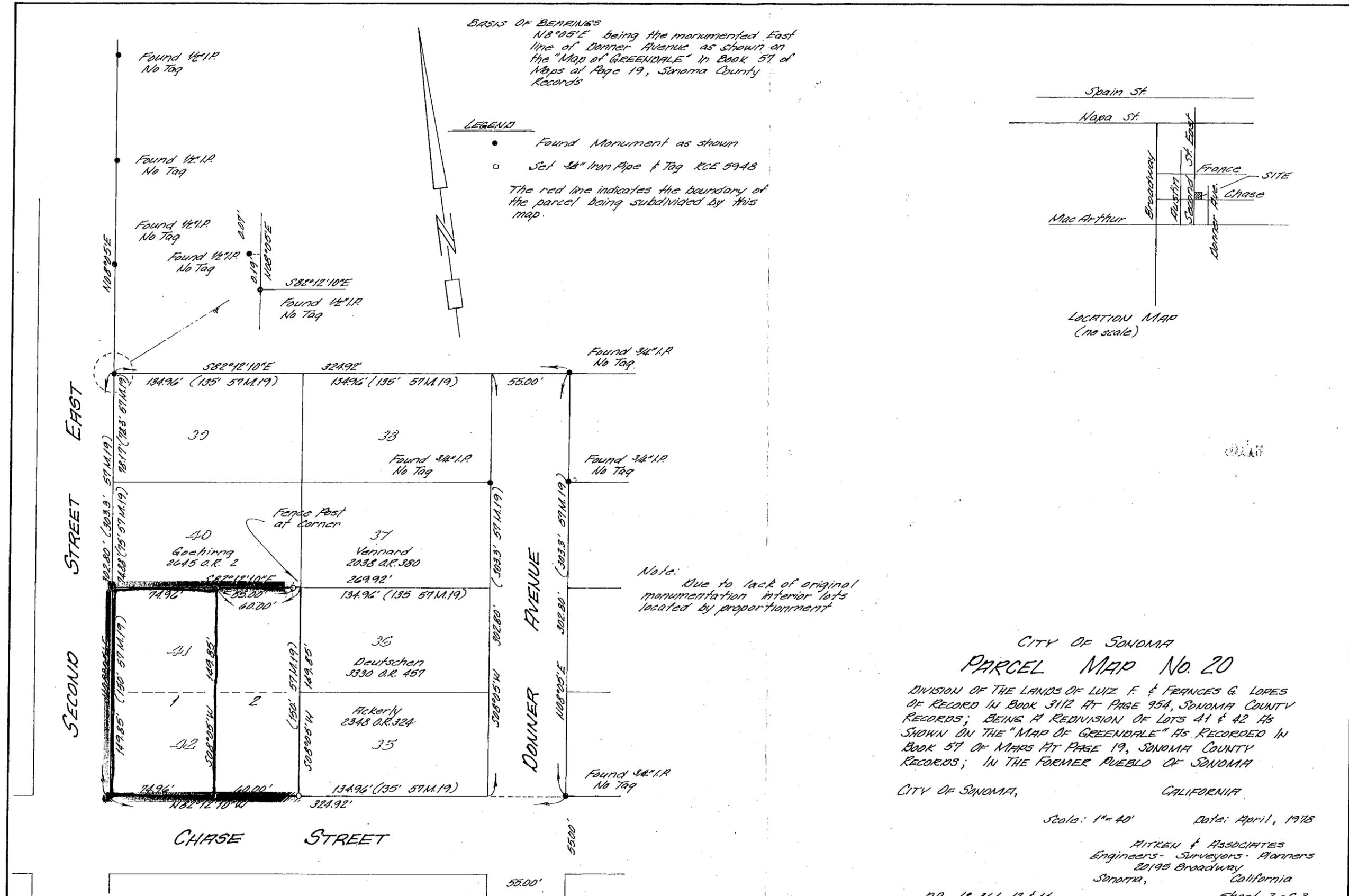
LEGEND

- Found Monument as shown
- Set 3/4" Iron Pipe & Tag KCE 5948

The red line indicates the boundary of the parcel being subdivided by this map.



LOCATION MAP
(no scale)



Note: Due to lack of original monumentation interior lots located by proportionment

CITY OF SONOMA
 PARCEL MAP No. 20

DIVISION OF THE LANDS OF LUIZ F. & FRANCES G. LOPES OF RECORD IN BOOK 312 AT PAGE 954, SONOMA COUNTY RECORDS; BEING A REDIVISION OF LOTS 41 & 42 AS SHOWN ON THE "MAP OF GREEN DALE" AS RECORDED IN BOOK 57 OF MAPS AT PAGE 19, SONOMA COUNTY RECORDS; IN THE FORMER PUEBLO OF SONOMA

CITY OF SONOMA, CALIFORNIA
 Scale: 1" = 40' Date: April, 1978
 MITKEN & ASSOCIATES
 Engineers - Surveyors - Planners
 20195 Broadway
 Sonoma, California

AP 18-361-12 & 14 Sheet 2 of 2

Job No. 78021

A-153

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
6-000

18-36

Ptn. PUEBLO OF SONOMA
PATENT MAPS F 73 03/18/1876

GREENDALE

REC. 12-02-1946 IN BK. 57, MAPS, PGS. 19-00

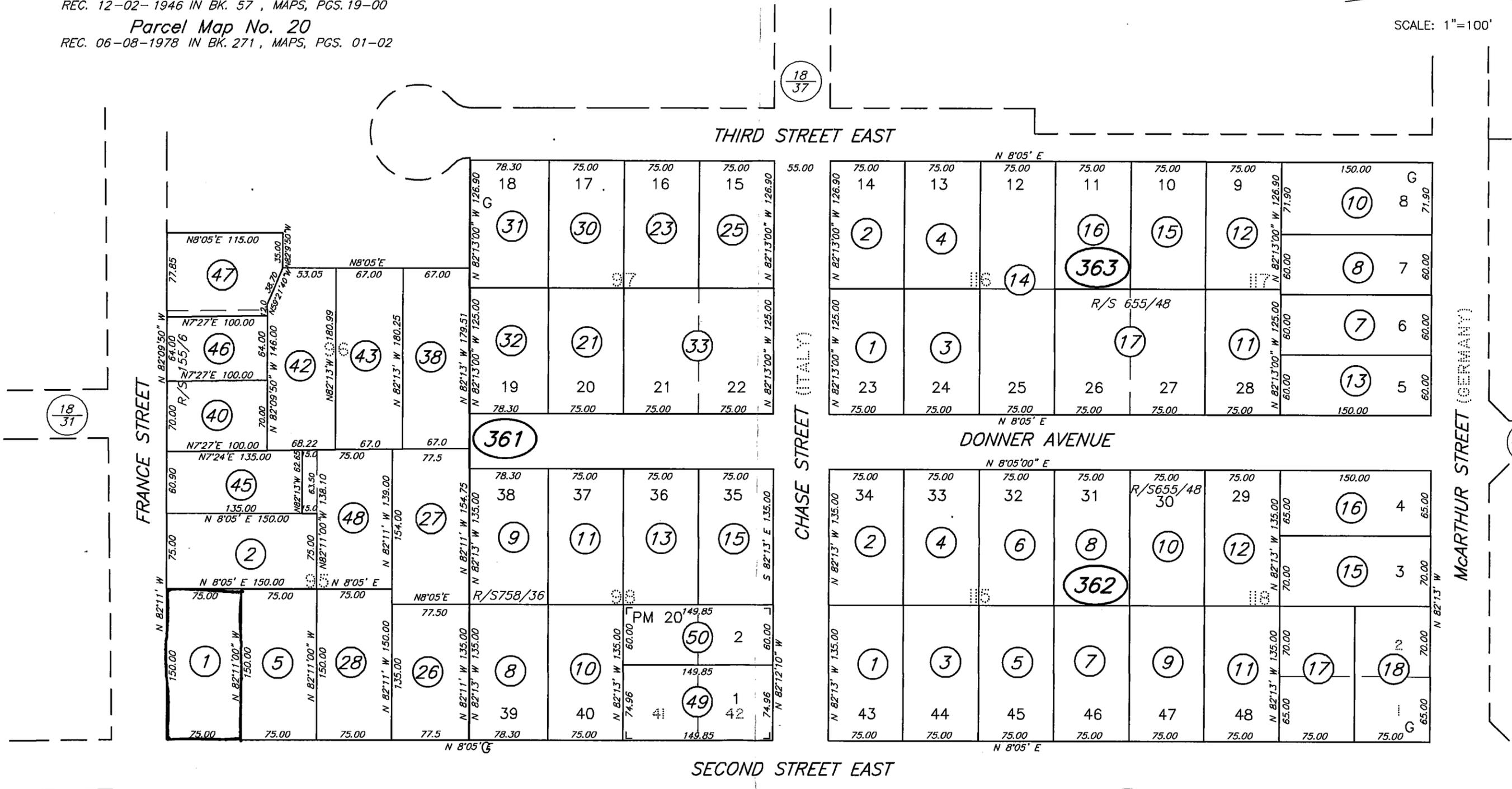
Parcel Map No. 20

REC. 06-08-1978 IN BK. 271, MAPS, PGS. 01-02

SCALE: 1"=100'



burchamhome@aol.com 939-9186
790 Second St. E

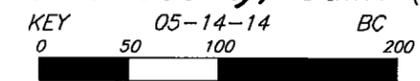


NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

REVISED
08-01-78=50(361)
09-04-02=Adj. Pg.-LF
02-26-03=17(363)-LF
05-14-14=Corr.-BC
05-14-14=R/S-BC

Assessor's Map Bk. 018, Pg. 36
Sonoma County, Calif. (ACAD)



Historic Resource Evaluation
790 2nd Street East, Sonoma,
Sonoma County, California
(APN 018-352-044-000)



Prepared for:
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Prepared by:
Alice P. Duffee, Historic Preservation Planner
APD Preservation LLC
August 2015

SEP 22 2015

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Project Overview & Executive Summary

The prospective buyer of 790 2nd Street East in Sonoma, California, is assessing the historic character of the house on this property in anticipation of a renovation project. As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

James and Ruth Gottenberg built this modest, one-storey house in 1949 on a lot that was subdivided by Carl and Hulda Greenland in 1946. James Gottenberg was a local grocer who owned and operated "Gottenberg's." They constructed this house as their personal residence, and lived in it until their deaths in 1955 and 1963. The house passed through several subsequent owners, with Walter and Marilyn Baker owning and occupying the house from 1986 until 2007. Minor renovations and maintenance have been conducted periodically over the past 65 years.

The house at 790 2nd Street East is 65 years old and is within the City of Sonoma's Historic Overlay Zone. The house, however, does not meet any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, it is not eligible for listing in either the California Register or the National Register of Historic Places.

Methodology

On August 20, 2015, Alice P. Duffee undertook a field survey of the property, to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Sonoma County Recorder's office
- Sonoma County History & Genealogy Library
- Sonoma League for Historic Preservation
- Sonoma Valley Historical Society
- San Francisco Public Library (SFPL) online research databases
- City of Sonoma (Building and Planning departments)
- California Digital Newspaper Collection
- Online Archive of California and a variety of online research websites

Evaluator qualifications

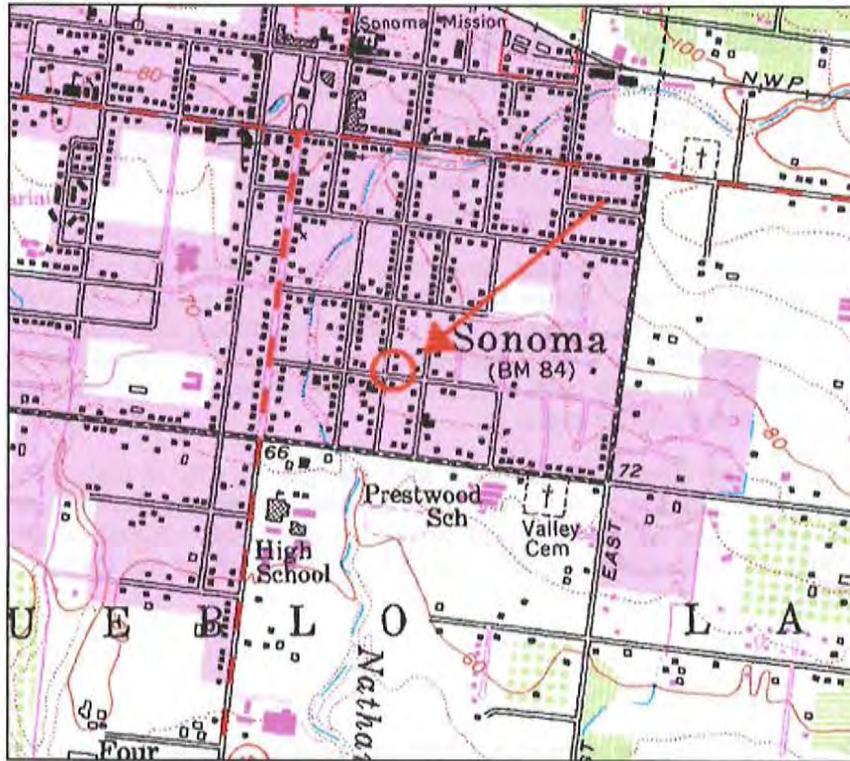
Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the house at 790 2nd Street East in Sonoma, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

Site Location

The house at 790 2nd Street East sits on the east side of 2nd Street East, on the southwest corner of Chase Street, in the City of Sonoma. A 6' wood board fence encloses the back yard along Chase Street and 2nd Street East and between the neighbors on the east and north. The streetscape is established



mature landscaping around modest single-family residences from the mid twentieth century. This section of 2nd Street East has two lanes of traffic (two-way) with street parking on both sides.



Location of 790 2nd Street East (Sonoma Quadrangle, USGS Map, 2012)



Aerial view of Parcel

Description

The one-storey house at 790 2nd Street East is roughly "T" shaped. The central, gable-roofed section is flanked on the north by a gable-roofed garage and on the east by a gable-roofed wing that extends past the central block on both the east and west ends. The house is set back from 2nd Street East and Chase streets slightly more than its neighbors. It is separated from the street by a sidewalk, lawn, mature trees, and a 6' wood board fence. All sections of the structure are faced in vinyl clapboards and rest on a modern concrete foundation. Modern composition singles cover all parts of the roof.

A curved concrete walkway leads from the driveway to the front porch, which is tucked into the corner created by the intersection of the central section with the southern wing. Two shallow brick steps lead up to a small square porch, with a concrete and brick floor and metal railing. The northwest corner of the southern wing creates a roof over this porch (see figures 3 and 4). The front door sits behind a wooden screen door and consists of a solid base topped with three horizontal panes of glass (see figure 5).

A two-car garage, with a metal roll-up, paneled door, abuts the north end of the structure.

A brick chimney with metal chimney cap rises from the center of the building.

North of the front door, roughly centered on the middle section of the house, there is a tripartite window, made up of three, identical, one-over-one, double-hung vinyl sashed windows set in wooden frames (see figure 6). A single-paned picture window set in a wood frame is centered on the west gable of the southern wing.

A cross gable on the south elevation interrupts the hipped roof, and contains a louvered vent with a pointed arch (see figure 7). A pair of one-over-one, double-hung, vinyl windows set in wood frames is near the southwest corner, while three more one-over-one, double-hung, vinyl windows set in wood frames spaced along the expanse to the east. Mature landscaping obscures most of this elevation from view.

The east elevation steps back three times, gradually nearing the back fence along the eastern property line. The northern-most stepback is the rear of the garage, and contains a single door and window (see figure 13). The two-over-two, double-hung wood window appears to be original to the 1949 house, as does the 9-paned, half-glass door (see figures 14 and 15). The next stepback occurs at the kitchen, where a pair of one-over-one, double-hung, vinyl windows set in wood frames fills the short space on the north side of the wall. Around the corner, a tripartite window consists of a fixed-paned window flanked by one-over-one, double-hung vinyl sash. The door to the kitchen is divided into five horizontal, glass panes.

A bank of five, fixed-pane, floor-to-ceiling windows fills the next expanse of wall (see figure 11). The final segment, closest to the eastern property line, has another 5-paned glass door and two more windows. The center window is a fixed-pane, horizontal band, while the southern window is a one-over-one, double-hung, vinyl window set in a wood frame (see figure 12).

The north elevation of the garage has a single two-over-two, double-hung wood window that appears to be original to the 1949 house and matches the other garage window on the east side. These two windows, as well as the garage door, kitchen door, and back door are the only original elements from the 1949 house.

Permit records for this property include:

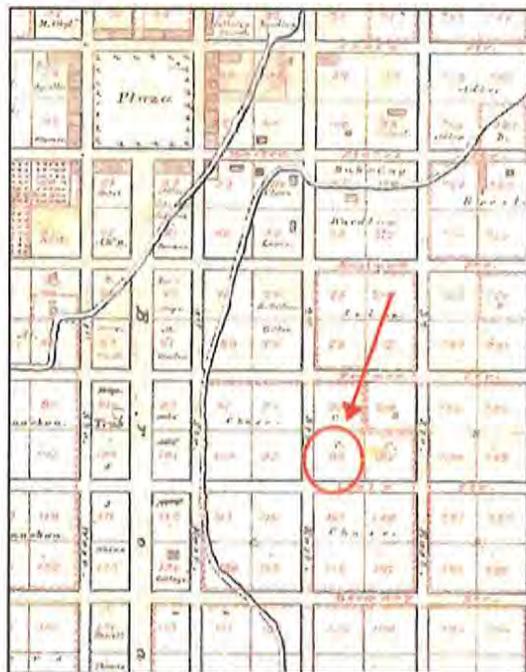
- 1964: replace dry rot and substandard structural members
- 1966: replace outbuilding (no longer extant)
- 1978: carport (not completed)
- 1988: re-roof
- 1992: vinyl siding

Historical Context of Sonoma

The house at 790 2nd Street East is situated on lands granted by the Mexican Government to the San Francisco Solano Mission in 1823. In 1835 General Mariano Guadalupe Vallejo set about transitioning the area from mission to pueblo, using the name "Sonoma" in his progress report to the governor. Later that year, on June 24, 1835, the governor signed an order officially establishing Sonoma as a "presidial" town—the headquarters for the military in the north. With the help of William A. Richardson from Yerba Buena (the precursor to the city of San Francisco), General Vallejo laid out the town of Sonoma around a traditional plaza and grid design. The 8-acre plaza they laid out was the largest plaza in California, and remains so today. The orderly street grid was symmetrical around the 110' wide Broadway, centered on the plaza.

For a brief period in 1846 (25 days), Sonoma was the capital of the newly formed "Bear Flag Republic". The infant Republic, now state of California, was quickly annexed by the United States and later made a state in 1850. Vallejo was elected a State Senator and lobbied to keep Sonoma as the county seat; Santa Rosa, however, took over the position in 1854 and Sonoma reverted to a sleepy agricultural crossroads. In 1883 it was incorporated as a city.

History of 790 2nd Street East



Detail of Otto V. Geldern's 1875 Plan of Sonoma showing property location.

The lot that contains 790 2nd Street East was on the southwestern corner of what was originally known as Lot 98 on the early pueblo map of Sonoma. Despite its relative proximity to the plaza, the site remained primarily agricultural and undeveloped until the mid-twentieth century.



Marie Bruner with Eliza and Georgia Donner, ca. 1850

Christian and Marie Bruner purchased Lot 98 on April 11, 1849 from the City of Sonoma for \$9.25.¹ This Swiss couple came to Sutter's Fort in Sonoma County via Louisiana in 1847, and relocated to the City of Sonoma in 1849. They operated a dairy farm on their land southeast of the square and a butcher shop on First Street East on the Plaza. They are best known for adopting the two young girls from the tragic Donner Party, Eliza and Georgia, in 1848.

John McHenry bought the property from the Bruners in 1862,² and then sold it in 1865 to James B. Chase of San Francisco.³ James Chase established a nationally renowned horse breeding operation on the property, called the J.B. Chase Stock Farm. At its peak, his farm housed 82 thoroughbreds, a racetrack, and numerous stables. The Dyer family lived on the property and served as its caretakers, while Chase and his family remained in San Francisco.⁴

Following James Chase's death in February 1901, the horses were sold at auction and the farm was dismantled.

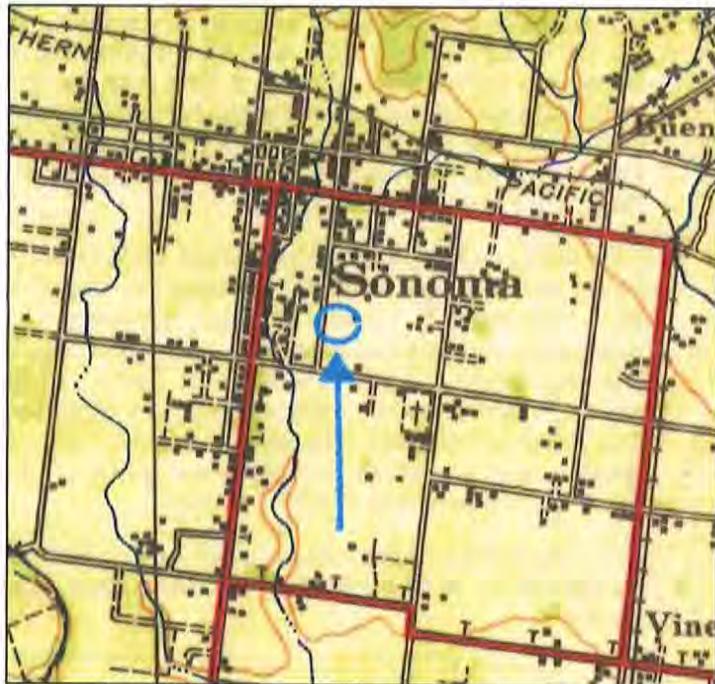
H. Harold Hunt, of Stockton, purchased the tract prior to 1922 and announced his plan to develop the tract for residential use.⁵ His plans did not come to fruition, however, and he sold the entire parcel to Carl and Hulda Greendale in 1932.⁶

In 1904, Carl Greendale (originally Grandal) emigrated from Sweden to Washington State, where he took up residence with his brother and worked as a carpenter at the shipyard. By 1930 he was living in Richmond, California, looking for work as a carpenter. In the 1930s he built and sold several houses in Oakland and the east bay. According to the 1942 USGS map of Sonoma, this land remained undeveloped when Carl and his new bride, Hulda, purchased it. In December 1946 they subdivided the tract (which encompassed lots 97, 98, 115, 116, 117, and 118) into 48 residential parcels. The current project area is included in lots 41 and 42 of this subdivision map.

<p>SONOMA</p> <p>*****</p> <p>*****</p> <p>*****</p>	<p style="text-align: center;">TO PUT SONOMA RESIDENCE TRACT ON MARKET</p> <p>H. H. Hunt, formerly of Stockton, who sometime ago purchased the Chase tract southeast of town, has decided to put fifteen acres of this desirable property on the market and will sub-divide it for residence purpose. Good sized lots at a reasonable figure should make this tract very popular with home seekers and in order to keep up the sub-division to the high standard of surrounding property, there will be building restrictions.</p> <p>Mr. Hunt and family plan to build a beautiful home of their own on the site of the old Chase homestead and will retain fifteen acres surrounding it. The fifteen acres to be subdivided is all excellent soil and many natural and beautiful shade trees make this among the most attractive residence districts in the city of Sonoma.</p> <p>Mr. Hunt is enthusiastic over Sonoma Valley's growth and prospects. He has traveled all over California and does not hesitate to say that So-</p>	<p>here</p> <p>On t</p> <p>to ha</p> <p>for n</p> <p>we u</p> <p>can g</p> <p>a det</p> <p>It is</p> <p>affor</p>
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¹ Sonoma County Deed Book A, page 78. On a side note, the Deed book shows the spelling of their name as Bruner, though most secondary references spell is "Brunner."
² Sonoma County Deed Book 13, page 193.
³ Sonoma County Deed Book 25, page 541.
⁴ "From a Paper by Mrs. May Chase, Daughter-in-Law of Mr. J.B. Chase," Saga of Sonoma (Sonoma, California: Sonoma Valley Historical Society), p. 39.
⁵ Sonoma Index-Tribune, April 29, 1922.
⁶ Sonoma County Deed Book 328, p. 347.





1942 USGS Map of Sonoma

In addition to subdividing the land, the Greendales attached restrictive covenants to the new parcels. Development was limited to residential structures, no more than 2 storeys high, with private garages. Each structure was required to provide at least 800 square feet of occupiable space for 1-storey structures or 700 square feet for 1.5- or 2-storey structures. Lot sizes were set at a minimum of 9,000 square feet, with 15' setbacks except on corner lots where 10' was allowed. Commerce and manufacturing were restricted, as were non-Caucasian occupants, except for servants or domestic help. Animals were limited to "usual and common pets such as birds, cats and dogs, in reasonable numbers." No trailer, tent, shack, garage or outbuilding was to function as a residence. These covenants would renew automatically in five-year increments beginning on January 6, 1966, unless a majority of the homeowners voted otherwise.⁷

The Greendales built their own, \$7,000 house on Lot 20 at 770 Donner Avenue in 1950, and sold the rest of the parcels.⁸ Ruth Todd Gottenberg, wife of James Cole Gottenberg, purchased Lots 41 and 42 on January 25, 1947.⁹ James Gottenberg was a local grocer who established his store, "Gottenberg's," in what is now Sonoma Market. He was living in Sonoma by at least 1917, and married Ruth Todd, a schoolteacher from San Francisco, in 1932. The young couple put down roots in Sonoma, living on West Napa Street. The childless couple bought lots 41 and 42 from the Greendales and took out a \$5,500 mortgage to build a home.^{10,11}

De- who re- ding enza five kill was kets. week ver- ac-	week. Mr. and Mrs. J. Gottenberg Building New Home An attractive new home is be- ing built on Second Street East in the Greendale tract for Mr. and Mrs. James Gottenberg of Sono- ma.	Two official meeting cil las Th ed C sets line \$150 necti tem. by ci and bera
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⁷ Sonoma County Record Book 718, page 174. Recorder Serial # C-36818.

⁸ *Sonoma Index-Tribune*, June 30, 1950.

⁹ Sonoma County Deed Book 731, page 184.

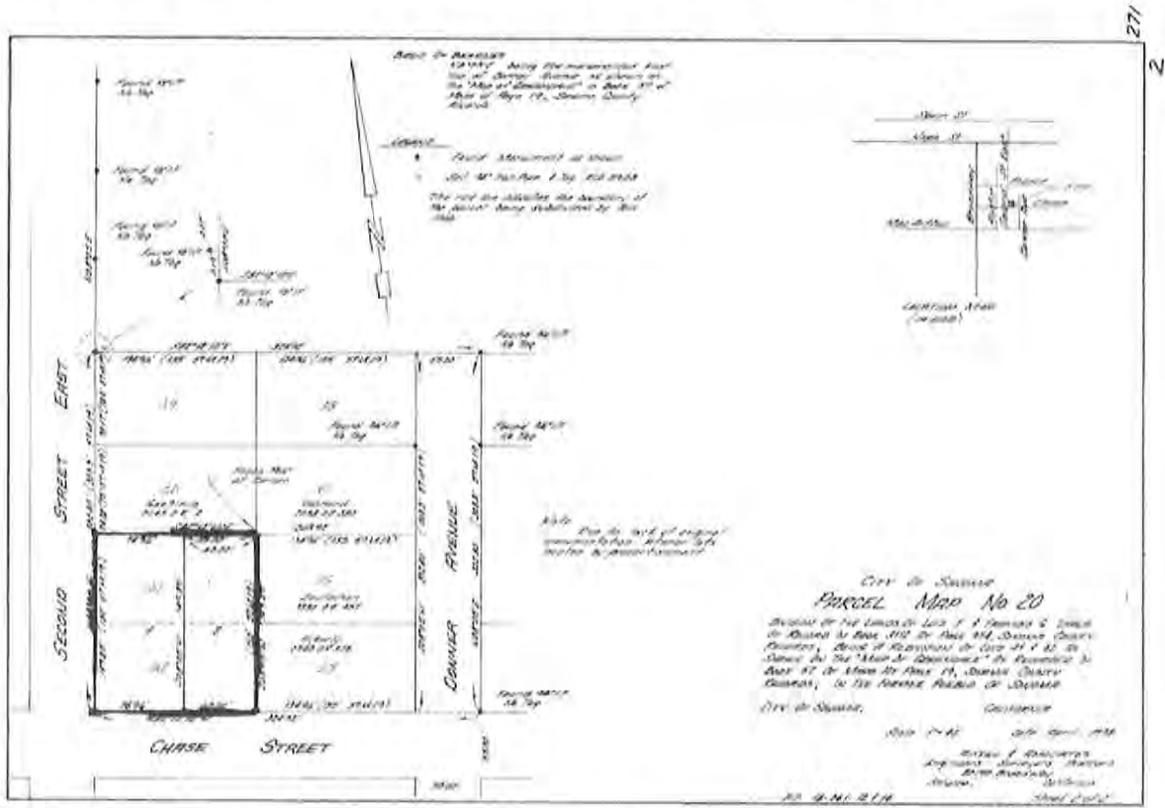
¹⁰ *Sonoma Index-Tribune*, March 18, 1949.

¹¹ Sonoma County Deed Book 895, page 323.



Ruth Gottenberg died soon after building the house (4/1/1955), and her obituary mentions how fond she was of the house at 790 2nd Street East: "her lovely home and garden at the corner of Chase and Second Streets was her constant joy, her flowers and plants among the most envied in the community."¹³ James Gottenberg remained in the house another eight years until his death on June 28, 1963. Katherine Bollard Newby, a single woman from Sonoma, bought the property (lots 41 and 42 of Greendale) for \$11,000 on June 17, 1964.¹⁴

Luis and Frances Lopez acquired the property in 1976, and in 1978 re-mapped lots 41 and 42 of Greendale to reflect the orientation of the house on the parcel. The property changed hands several more times, until Walter and Marilyn Baker purchased the house in 1986. The Bakers owned the property for the next thirty years, until Marilyn Baker's death February 7, 2007, whereupon the property passed to their daughter, Bethany Sue Christensen.



The building permit record for the house indicates that the house has undergone only minor, maintenance related changes. In 1964, prior to selling the house, Florence Messer undertook a project to repair dry rot and replace "substandard structural members." IN 1966, the new owner, Katherine Newby replaced the outbuilding with a new tool shed. In 1978, Luis Lopez pulled a permit for a new carport, though there is some indication on the permit that the work was not completed. In 1988 Walter Baker replaced the roof, and in 1992 Marilyn Baker installed vinyl siding.

¹³ Sonoma Index-Tribune, April 7, 1955.
¹⁴ Sonoma County Deed Book 3049, page 396.



Determination of Eligibility

In order for a resource to be historically significant it must meet pass three tests: 1) it must be over 45 years old;¹⁵ 2) it must meet one or more of the "criteria of eligibility" (outlined below); and 3) it must retain enough integrity to convey its significance as it relates to the aforementioned criteria.

The house at 790 2nd Street East is 65 years old, and it lies in Sonoma's Historic Overlay District. However, it is not included in the Sonoma League for Historic Preservation's "Historic Resource Survey," or the Sonoma Plaza National Register of Historic Places (NRHP) Historic District (1992).

CRITERIA

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:¹⁶

Criteria	790 2nd Street East
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.	It was not directly associated with a major local or regional development trend or event.
2. Associated with the lives of persons important to local, California or national history.	It was not directly associated with any people of local, regional, or national significance.
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 house is not architecturally distinctive.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation	The area has been significantly disturbed by development on the lot, and is not known to contain any archeological resources.

Conclusion

The house at 790 2nd Street East is 65 years old and is within the City of Sonoma's Historic Overlay Zone. The house, however, does not meet any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, it is not eligible for listing in either the California Register or the National Register of Historic Places.

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¹⁵ In certain situations, the age requirement may be waived.

¹⁶ Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.



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hld.huntington.org/cdm/

www.loc.gov

www.cdnc.ucr.edu

www.genealogybank.com

www.calisphere.universityofcalifornia.edu

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Figure 1: West facade.



Figure 2: West Facade, viewed from 2nd Street East.



Figures 3 & 4: West facade, entry porch.



Figure 4: West facade. Front door.



Figure 5: West facade. Garage.



Figure 6: West Facade. Tripartite windows.



Figure 7: South elevation. Viewed from Chase Street.



Figure 8: South elevation. Southwest corner.



Figure 9: South elevation. Paired windows.

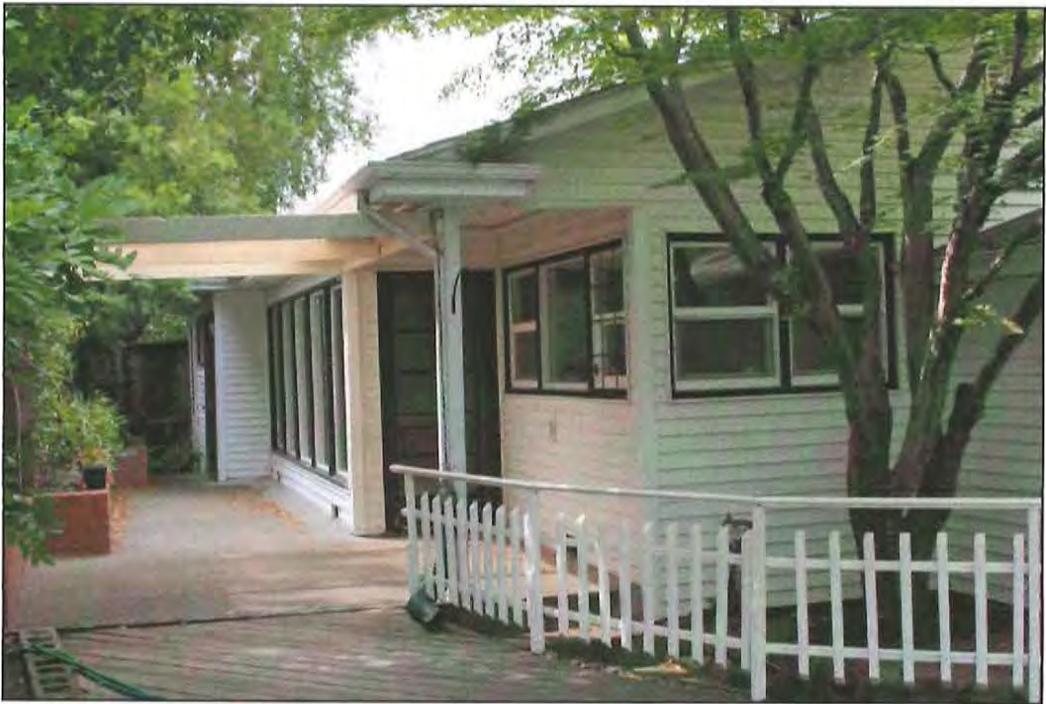


Figure 10: East elevation, looking south.



Figure 11: East elevation. Band of picture windows.



Figure 12: East elevation. Back door.



Figure 13: East elevation. Garage.



Figure 14: East elevation. Garage window.



Figure 15: East elevation. Garage door.



Figure 16: East and South elevations. Northeast corner.



Figure 17: South elevation. Side of garage.



Figure 18: Northeast corner of kitchen.



Figure 19: North elevation. Kitchen door.

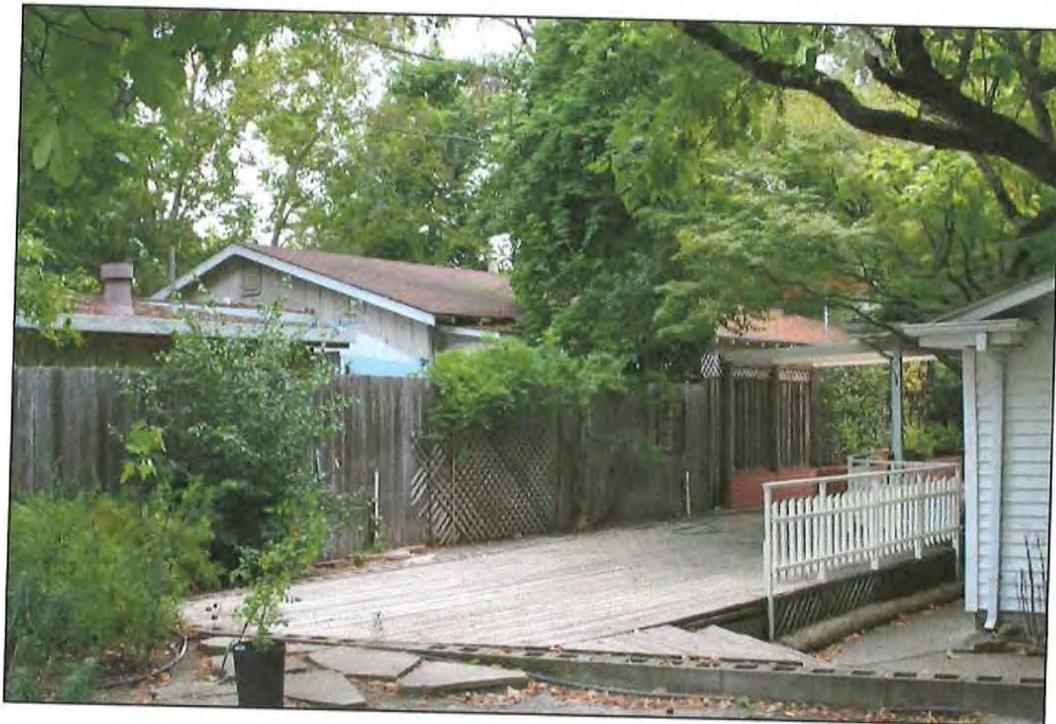


Figure 20: Back deck, looking southeast.



Figure 21: Backyard, looking south.



Figure 22: Backyard, looking northwest.

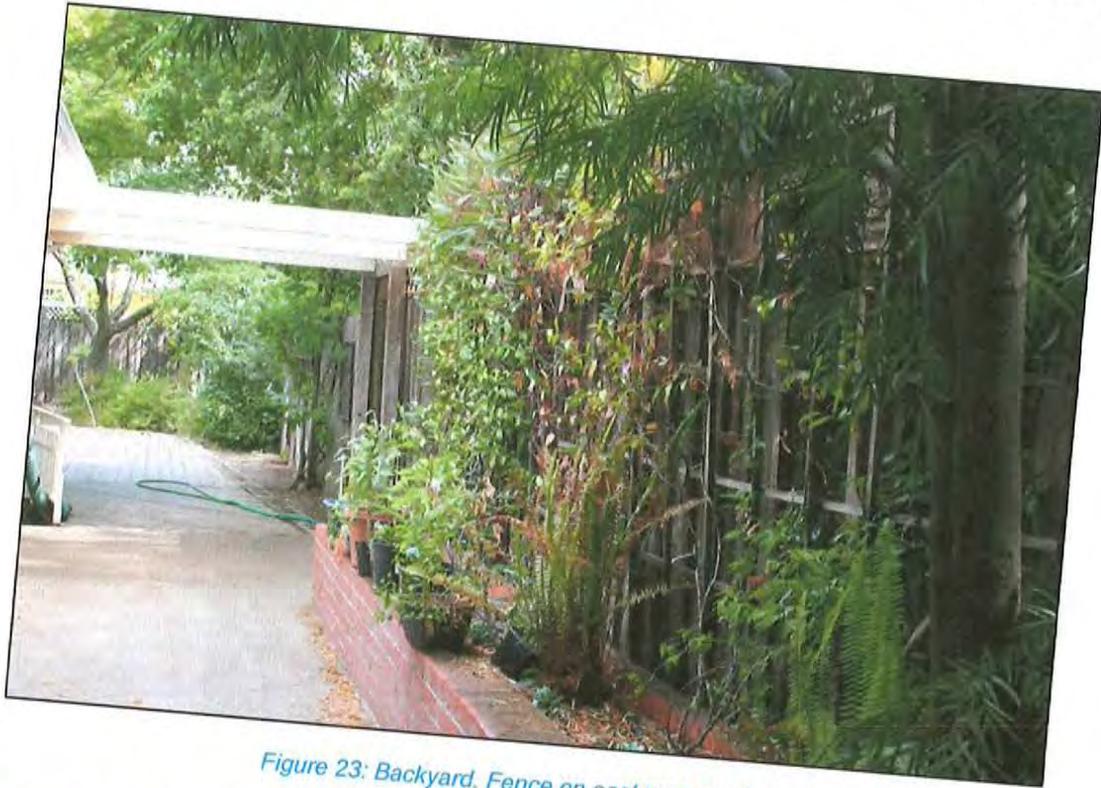


Figure 23: Backyard. Fence on east property line.

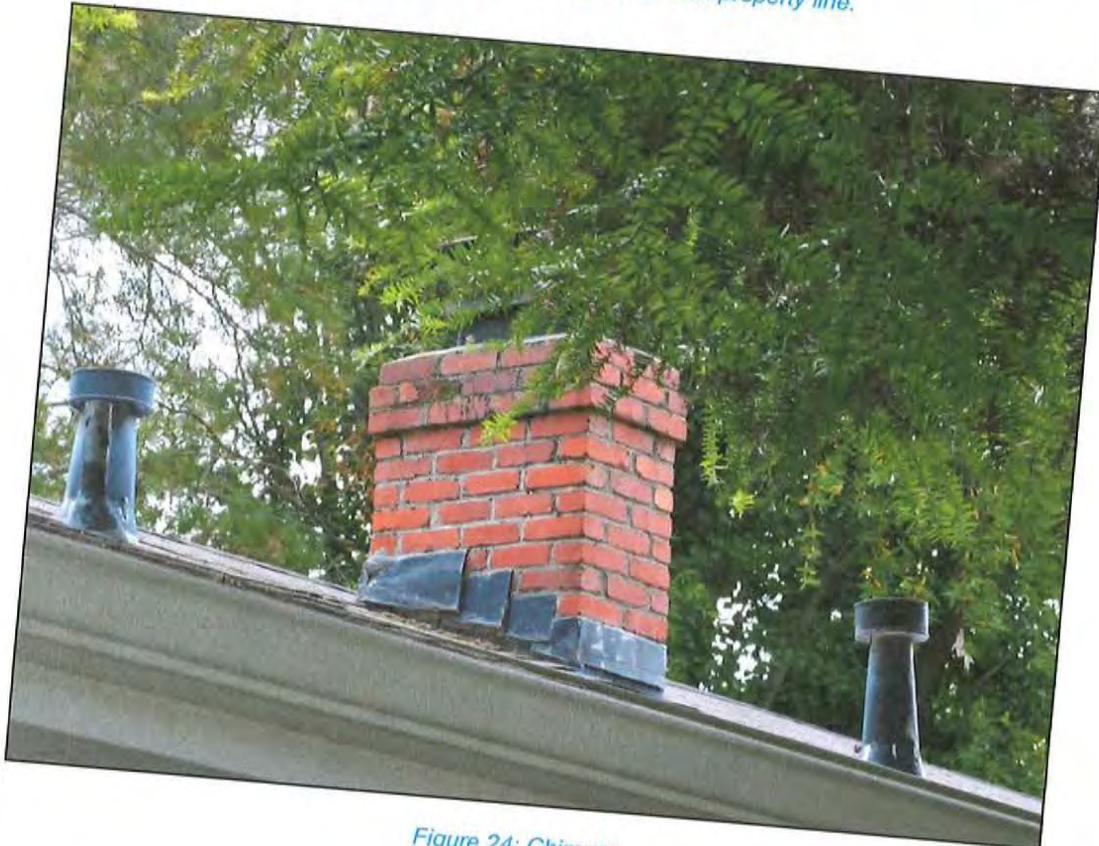


Figure 24: Chimney.



Figure 25: Streetscape, looking east on Chase Street.



Figure 26: Streetscape, looking north on 2nd Street East.



Figure 27: Streetscape, looking south on 2nd Street East.

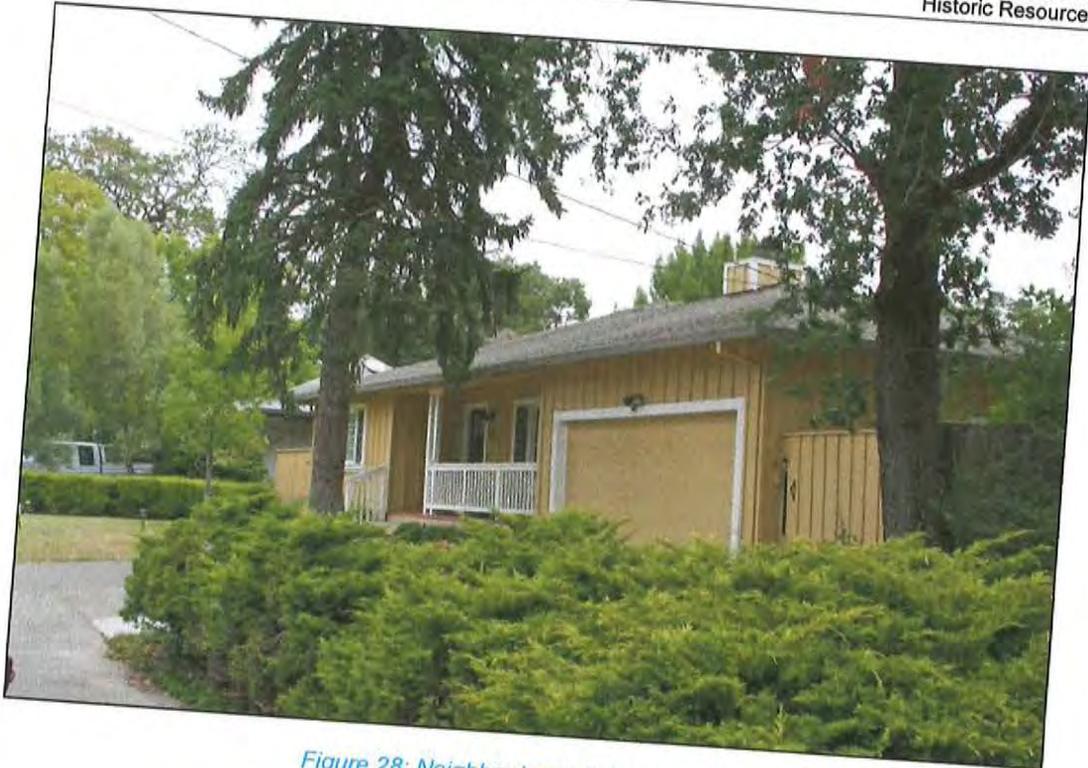


Figure 28: Neighbor immediately to north.

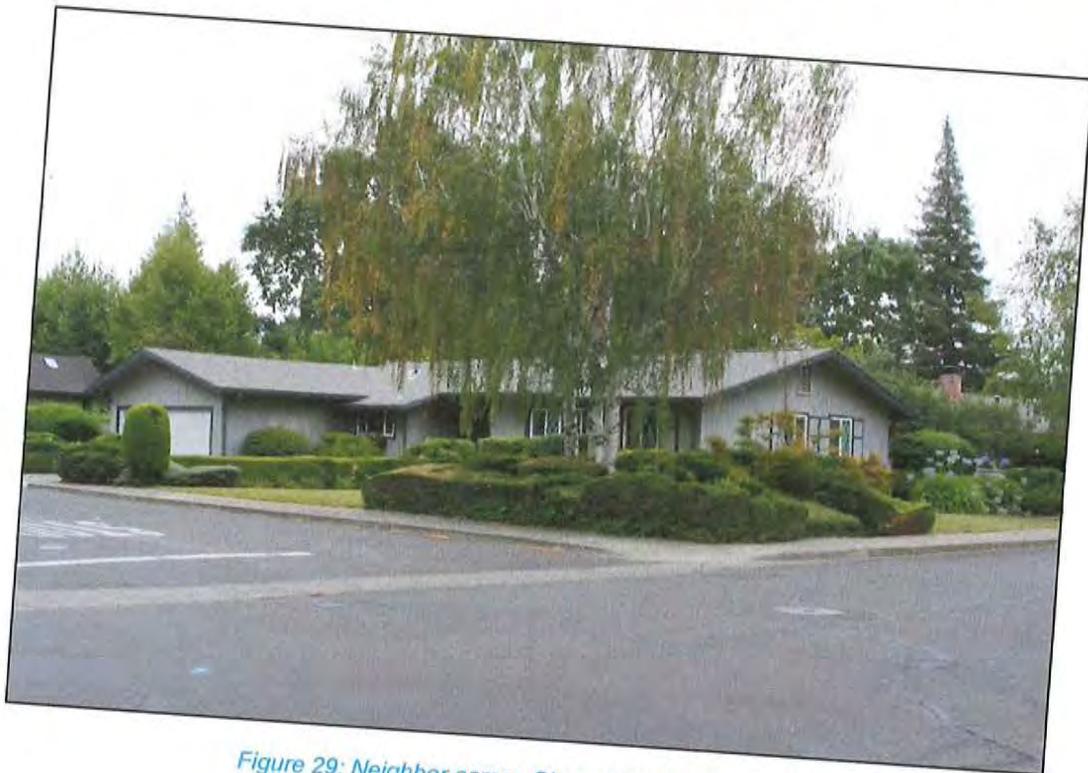


Figure 29: Neighbor across Chase Street to the south.



Figure 30: Neighbor to west, across 2nd Street East.

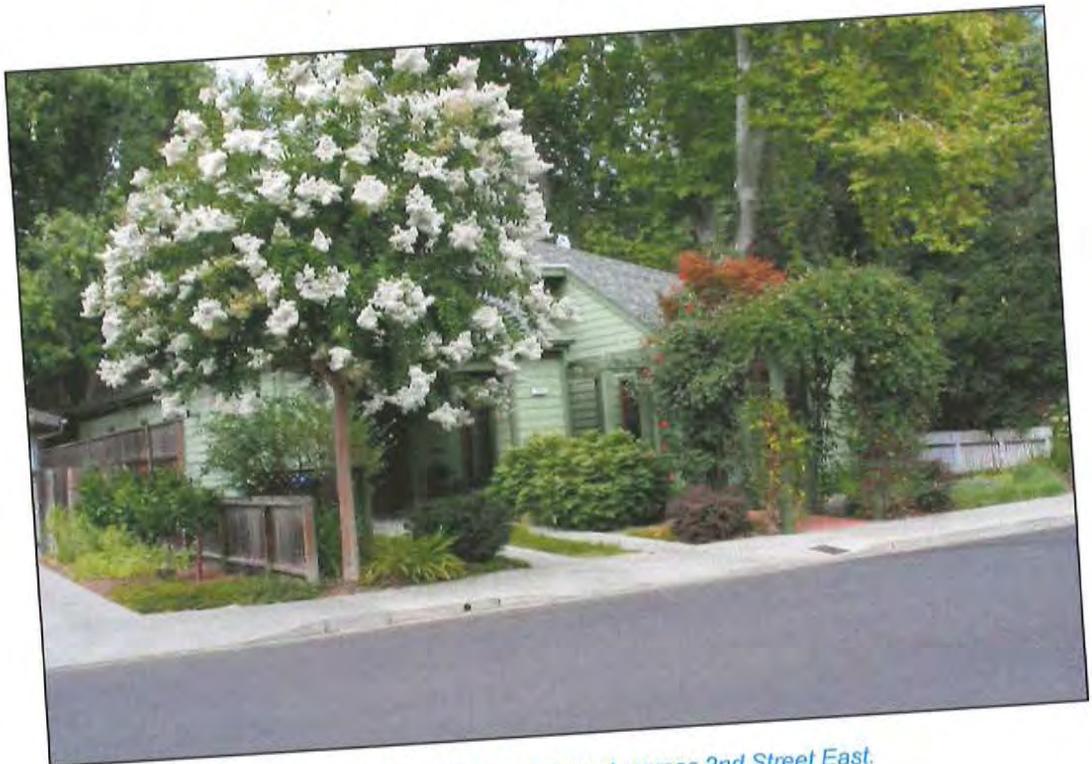


Figure 31: Neighbor to northwest, across 2nd Street East.