



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

**Meeting of November 17, 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.

APPROVAL OF MINUTES

Minutes from the meeting of October 20, 2015

CORRESPONDENCE

ITEM #1 – Design Review	Project Location: 445-447 First Street West	RECOMMENDED ACTION: Commission discretion.
REQUEST: Design review of a replacement porch for a commercial building.	General Plan Designation: Commercial (C)	CEQA Status: Categorically Exempt
Applicant: Sidney Hoover	Zoning: Planning Area: Downtown District	
Staff: Wendy Atkins	Base: Commercial (C) Overlay: Historic (/H)	
ITEM 2 – Design Review	Project Location: 227 East Spain Street	RECOMMENDED ACTION: Commission discretion.
REQUEST: Site design and architectural review of proposed alterations and an addition to a residence.	General Plan Designation: Low Density Residential (LR)	CEQA Status: Categorically Exempt
Applicant: Robert Baumann & Associates	Zoning: Planning Area: Northeast Area	
Staff: Rob Gjestland	Base: Low Density Residential (R-L) Overlay: Historic (/H)	

ITEM #3 – Demolition Review	Project Location: 19241 Fifth Street West	RECOMMENDED ACTION: Commission discretion.
REQUEST: Consideration of the demolition of a single-family residence.	General Plan Designation: Low Density Residential (LR)	CEQA Status: Categorically Exempt
Applicant: Schellinger Brothers Construction	Zoning: Planning Area: Northwest Area	
Staff: Wendy Atkins	Base: Low Density Residential (R-L)	
	Overlay: None	

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 November 13, 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
MEETING
October 20, 2015**

Community Meeting Room, 177 First Street West, Sonoma, CA

Draft MINUTES

Chair Anderson called the meeting to order at 6:33 p.m.

Roll Call:

Present:	Chair Anderson, Comms. Johnson, Essert, Tippell
Absent:	Chair Barnett, Comm. Randolph
Others	Planning Director Goodison,, Administrative Assistant Morris
Present:	

Chair Anderson stated that no new items would be heard after 10:30 p.m. unless the Design Review and Historic Preservation Commission so decides. Any decisions made tonight can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers.

COMMENTS FROM THE PUBLIC: None

APPROVAL OF MINUTES: CHANGES TO AGENDA ORDER: None

CORRESPONDENCE: Late mail on Item #5 from Patricia Cullinan and Marilynn Caccia.

Item #1 – Consideration of a projecting sign and a portable freestanding sign for a restaurant (Tasca Tasca) at 122 West Napa Street.

Applicant: Tasca Tasca

Planning Director Goodison presented staff's report.

Chair Anderson opened the item to public comment.

Manuel Azevedo, Tasca Tasca restaurant owner/applicant, described the replacement signs and wanted to draw more attention to the new commercial business.

Chair Anderson closed the item to public comment.

Comms. Johnson is satisfied with the signs.

Chair Anderson and Comm. Tippell felt the shape and configuration of the signs are an improvement.

Comm. Essert concurred with his fellow Commissioners and approved of the new business signage.

Comm. Tippell made a motion to approve the application as submitted. Comm. Johnson seconded. The motion carried unanimously (4-0).

Item # 2 – Consideration of design review and two wall signs for a commercial building (G&C Auto Body) at 19286 Sonoma Highway.

Applicant: G&C Auto Body

Planning Director Goodison presented staff's report.

Chair Anderson opened the item to public comment.

Shawn Crozet, Crozat Family Properties LLC/applicant, said that his goal is to freshen up the storefront with a new color scheme for the building, new door awnings, and a new stone facing.

Chair Anderson closed the item to public comment.

Comms. Johnson liked the new proposal and viewed as an improvement to the Highway 12 corridor.

Comm. Tippell appreciated the stonework and in her view the colors made sense. She agreed with Comm. Johnson that the proposed changes improved the building façade.

Chair Anderson concurred with Comm. Tippell and liked the stonework and color scheme presented and felt the new logo is attractive.

Comms. Johnson and Essert agreed with the colors selected.

All the Commissioners felt the building refresh will be an enhancement.

Comm. Johnson made a motion to approve the proposal as submitted. Comm. Essert seconded. The motion carried unanimously (4-0).

Item # 3 – Consideration of design review and additions to a residence at 597 Third St. East.

Applicant: Cliff Clark

Planning Director Goodison presented staff's report.

Chair Anderson opened the item to public comment.

Fred O'Donnell, FIGO Design, represented the applicant and explained that the owners wanted to preserve the integrity of the historical home with the remodel. The building façade will blend into the neighborhood.

Chair Anderson closed the item to public comment.

Comm. Johnson supported the home remodel as complementing the qualities of the existing residence.

Comm. Tippell is pleased with the recognition of the characteristics in the home that will be retained since it is in the Historic District.

Chair Anderson agreed that the proposed changes will blend in with the existing homes in the neighborhood and preserve the historic features of the residence.

Comm. Essert made a motion to approve as submitted. Comm. Johnson seconded. The motion carried unanimously (4-0)

Item # 4 – Consideration of design review for a vacation rental at 835 Broadway.

Applicant: 835 Broadway LLC

Chair Anderson recused due to proximity and left the room.

Planning Director Goodison presented staff's report.

Chair Tippell opened the item to public comment.

Ryan Snow, part owner, worked with the Building and Planning departments and as a result is before the DRHPC for further review. He said that Fred O'Donnell, Project Designer, was available to answer any questions about the project specifics.

Comm. Essert inquired about the window specifications.

Fred O'Donnell, Project Designer, responded, that although he did not select the window type, it was his understanding the new windows are wood trimmed to match the existing window style.

Chair Tippell closed the item to public comment.

Comm. Johnson confirmed with the applicant the main elements of the project are exterior modifications to the existing building, ADA compliant platform lift at the northeast corner of the house, addition of a layer of concrete to raise the front porch to the level of the interior floor, rebuilding of steps and step railing to accommodate the new height of the porch, meeting accessibility standards and modification of master bath window on the north side of the house.

Comm. Essert agreed with the conversion to a vacation rental and but wanted to be sure that that the proposed 200 series double-hung windows would match the existing window designs.

Comms. Tippell and Johnson supported the use in this mixed use location.

All the Commissioners viewed the proposal as an improvement and were confident the owners would select the correct type of windows.

Comm. Johnson made a motion to approve with the condition that the window replacement re-use the existing window or match the existing window. Comm. Essert seconded. The motion was unanimously approved 3-0 (Chair Anderson recused)

Chair Anderson returned to the dais.

Item # 5 – Consideration of a demolition of a single-family residence at 790 Second St. East.

Applicant: Sandra and William Burcham

Planning Director Goodison presented staff's report.

Chair Anderson confirmed with staff that the project is in the Historic Overlay Zone but it is not listed on the local Historic Resources Survey.

Chair Anderson opened the item to public comment.

Sandra Burcham and William Burcham, new property owners/applicants, said they recently purchased the home. It was their understanding it had been neglected for many years and needed renovation. They commissioned Alice P. Dufee, Historic Preservation Planner, to prepare a Historic Resource Evaluation for the site. After careful consideration a decision was made to demolish the home and build a new residence.

Chair Anderson confirmed with the applicant that the landscaping will be replaced.

Chair Anderson closed the item to public comment.

Comm. Johnson is satisfied with the demolition and supports the concept of replacing it with a single-story structure.

Comm. Essert visited the site accepts the demolition proposal since the structure is not deemed Historic according to the historic resource evaluation.

Chair Anderson agreed with Comm. Johnson that given the analysis presented, demolition may be supported and that the proposed concept for the replacement residence is appropriate.

All the Commissioners requested that neighborhood outreach continue during the home construction and that the applicant monitor construction work hours to comply with City rules.

Comm. Tippell made a motion to approve the demolition. Comm. Johnson seconded. The motion was unanimously approved (4-0).

Planning Director Goodison reported the following:

Staff is working with Page and Turnbull to prepare the Downtown Housing Guidelines and a steering committee will be formed that will include DRHPC members, staff, and the Chamber of Commerce. A date for the kickoff meeting is being discussed.

A 2-acre site at 20269 Broadway is owned by the Sonoma County Housing Authority, which has recently issued an RFP seeking a development partner for an affordable housing project on the site.

Comments from the Commission: Chair Anderson is pleased with the projects in town that were reviewed by the Commission especially Corner 101 and Pangloss Cellars in the Plaza Historic District.

Adjournment: Chair Anderson made a motion to adjourn the meeting at 7:40 p.m. Comm. Tippell seconded. The motion was unanimously carried. The next regular meeting scheduled is at 6:30 p.m. on Tuesday, November 17, 2015.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Design Review and Historic Preservation Commission on the day of 2015.

Respectfully submitted

Cristina Morris, Administrative Assistant



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

DRHPC Agenda 1
Item:

Meeting Date: 11/17/15

Applicant

Sidney Hoover

Project Location

445-447 First Street West

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
Year built: circa 1870
-

Request

Design review of a replacement porch for the commercial building located at 445-447 First Street West.

Summary

Site Description: The subject property is a 6,838-square foot parcel located on the west side of First Street West, midblock between West Napa Street and West Spain Street. The property is currently developed with a ±2,164 square-foot commercial building (commercial on the first floor and residential on the second floor). The residence was built circa 1870 and is eligible for individual listing on the National Register under both Criterion A and Criterion C and eligible for listing on the California Register of Historic Resources (refer to enclosed Historic Property Evaluation Report, Secretary of the Interior Standards Review, and Sonoma Plaza Boundary Increase). The property is zoned Commercial (C) and lies within the City's Historic Overlay Zone. Directly adjoining land uses consist of a single-family home to the west and commercial buildings to the north and south.

Proposed Project: Plans for the rehabilitation of the building include the following: 1) remove and replace the porch structure; 2) replace the wood chamfered posts in a location 18 inches closer to the building than the existing posts; 3) replace the low balustrade with a current building code conforming 42 inch high rail; and, 4) repaint the entire structure a white color (Benjamin Moore Cloud White). Further details can be found in the attached project narrative and accompanying materials.

Zoning Requirements: The standards of the Commercial zone applicable to the proposal are as follows:

- **Setbacks:** The rehabilitation meets or exceeds the normal setback requirements with the exception of the encroachment into the City sidewalk (see License Agreement condition of approval below).
- **Coverage:** At 18%, site coverage is less than the 100% maximum allowed in the Commercial zone.
- **Floor Area Ratio:** The project would result in a F.A.R. of 0.32, which is less than the 2.0 maximum allowed.
- **Parking:** For existing structures that face the Plaza, additional parking shall not be required unless the project results in the following: 1) and increase in the square footage of the structure, or 2) and off-street parking requirement that exceeds one parking space for each 300 square feet of floor area.
- **Height:** The two-story addition would have a maximum ridge height of 25 feet, which is less than the 35-foot height limit allowed in the zone.

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

Design Review: Exterior building modifications for which a building permit is required 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 Property Evaluation Report was completed for the property on December 17, 1998, and a Secretary of the Interior Standards Review was completed for the property on November 2, 2015, both evaluations found that the structure is eligible for listing on the on the National Register of Historic Resources and the California Register of Historic Resources, 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 property to the west is developed with a single family residence and the properties to the north and south are developed with commercial buildings. While the proposed project will alter street views of the commercial building from the street by installing a higher railing on the second story element, the Secretary of the Interior Standard number 10 states the following: “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” the applicant has indicated that the higher railing could be removed in the future, and a lower railing installed. Setback, coverage, and FAR limitations are all met in the proposal.
4. The location, design, site plan configuration, and effect of the proposed development.
The site is an existing commercial building located on the Plaza on First Street West between West Napa Street and West Spain Street. The proposed rehabilitation of the building includes replacing the existing non-conforming porch structure to comply with California Building Permit requirements. All other existing building materials would remain unchanged. In staff’s view, the rehabilitated porch structure establishes an appropriate sense of scale and incorporates materials and design elements that are compatible with other porch structure elements on buildings facing the Plaza.

In general, it is staff’s conclusion that the applicant has successfully applied the applicable design guidelines in developing the plan for the rehabilitation of the building.

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

CEQA Compliance: As a discretionary project, the proposal is subject to the requirements of the California Environmental Quality Act (CEQA). As previously noted, a historic property evaluation, and Secretary of the Interior Standards Review were prepared for the building and suggested that it meets the CEQA definition of a historical resource. Pursuant to Section 15331 of the CEQA Guidelines, rehabilitation and additions to an historical resource, may be considered categorically exempt from the provisions of CEQA provided the improvements are consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Class 31 – Historical Resource Restoration/Rehabilitation). Accordingly, an analysis was conducted to determine whether the proposal is consistent with the Standards (refer to attached 447 First Street West Design Review Secretary of the Interior Standards Review Sonoma, CA, prepared by Juliana Inman Architect). The analysis concluded that the proposed project meets the Secretary of the Interior’s Standards, which means the 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:

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, the Design Review and Historic Preservation Commission may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
8. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

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. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Lisa Sevilla at (707) 933-2205 for information regarding City Encroachment Permits. In addition, the applicant and property owner shall approve and record a License Agreement with the City of Sonoma prior to issuing a building permit or Encroachment Permit.

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. Secretary of the Interior Standards Review, dated November 2, 2015.
2. United States Department of the Interior Natation Park Service National Register of Historic Places Continuation Sheet for the Sonoma Plaza Boundary Increase.
3. Historic Property Evaluation Report on 447 First Street West Sonoma, California, dated December 17, 1998.
4. Historic Resources Inventory
5. Plans and Elevations Project Narrative

cc: Sidney Hoover
 663 Second Street East
 Sonoma, CA 95476

Cynthia Ruggles
 445 First Street West
 Sonoma, CA 95476-6608

Juliana Inman Architect
2133 First Street
Napa, CA 94559

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

Juliana Inman
ARCHITECT

2 November 2015

David Goodison and
Wendy Atkins
Planning Department
City of Sonoma
No.1 The Plaza
Sonoma, CA 95476

RECEIVED
NOV 10 2015
CITY OF SONOMA

Re: 447 First Street West
Design Review
Secretary of the Interior Standards Review
Sonoma, CA

Via email to: davidg@sonomacity.org
WendyA@sonomacity.org

Dear Mr. Goodison and Ms. Atkins:

I was requested to review plans by the Architect, Sid Hoover for the building at 447 First Street West to determine if the proposed rehabilitation of the building meets the Secretary of the Interior Standards and Guidelines. The property is a qualified historical resource, and there is an intensive level survey report on the property by Jo Markwyn and Stephen Mikesill dated December 17, 1998 which finds that the building is individually eligible to be listed in the National Register under both Criterion A and Criterion C. In 1975, the property was listed in the National Register as a contributor to the Sonoma Plaza Historic District, National Register #75000489. The District boundary was increased in 1992, with National Register #92000293.

The building is a gable-front, wood frame, two story building which faces the Sonoma Square. According to the Mikesill report, "Apparently built in the early 1870's when this lot and the adjacent lots to the north were a single property owned by Camille Aguilon, a French immigrant winemaker, and thus possibly the oldest surviving frame building on the Plaza, it has served as a commercial building, in the past housing a Chinese laundry, a restaurant and rooming house, a music store and an antique store, and has been a dwelling." The building has chamfered square posts, shiplap siding, and a center entry with later store windows on the first level. The second level has a door flanked by 6 over 6 wood windows. The full width balustraded porch provides a covered walkway for the sidewalk, and extends to the street. The bottoms of the posts have been covered with metal due to repeated damage from cars parking in front of the building. The building has had few alterations. Noted changes are the store windows (added at least 100 years ago), a rear addition, and a 1940's entrance addition for the second floor apartment.

Plans for the rehabilitation of the building include:

- Removal and replacement of the porch structure
- Replacement of the wood chamfered posts in a location 18 inches close to the building than the existing posts
- Replacement of the low balustrade with a current building code conforming 42 inch high rail
- Repaint of the new porch structure



This reviewer's recommendation is that the posts be carefully measured and photographed so that the replacement posts replicate the existing chamfered wood posts. Moving the posts 18 inches back from the curb line will eliminate the need to wrap the posts in metal shrouds. When the building was built, automobiles had not been invented and did not pose a threat to the structure.

The largest alteration proposed in this rehabilitation is the change of the balustrade to a 42 inch high railing. In this instance, a balance between current life safety standards and the historic appearance of the building must be reviewed. Rail heights are one of the building code issues addressed in the California Historic Buildings Code. Historic rails that are non-conforming today may be repaired and remain at the non-conforming (lower) height, unless determined that a life safety issue requires an alternate rail detail. The higher rail will alter the appearance of the building, but, according to Standard 10, if the alteration is *"... removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* The higher railing could be removed in the future, and a lower railing installed. This reviewer recommends photo documentation of the existing rail so that the lower rail could be replicated in the future if needed.

Supporting information:

California Environmental Quality Act (CEQA):

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

The building retains integrity of **location, materials, setting, design, workmanship, feeling and association.**

According to current CEQA regulation:

Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act Article 5. Preliminary Review of Projects and Conduct of Initial Study, Section 15064.5. Determining the Significance of Impacts to Archeological and Historical Resources:

(3) Generally, a project that follows the [Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings \(1995\), Weeks and Grimmer](#), shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Secretary of the Interior Standards:

The City of Sonoma generally references compliance with [The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings](#), in the design review conditions and/or negative declaration for projects containing historic resources. Compliance with these guidelines avoids any negative impacts on the existing building.

Work proposed by the contractor conforms to *The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings*. Included with the comment is a citation of the Standard or guideline language involved, and specific recommendations are in **boldface**:

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

Use will continue as a commercial building with residence above.

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

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

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

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

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

Existing alterations that have become part of the historic fabric of the building will remain.

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

Distinctive features and finishes will be not be removed. Original wood siding will remain. **It is recommended that the chamfered posts be carefully replicated in wood.**

6. **Standard 6** *Deteriorated historic features shall be repaired rather than replaced. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

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

Steel columns will be added inside the wood chamfered posts, but this structural alteration will not be seen and does not alter the historic integrity of the building.

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

No sand blasting or chemical treatments are proposed.

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

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

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

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

According to the Guidelines, "...additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource." The Guidelines further recommend:

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

Since the primary work proposed on the property is a porch replacement, new work will be visible. **This reviewer recommends photo documentation of the posts and railing so that the replaced parts match the original. The new railing on the upper porch will be simple and more contemporary, thus distinguishing it from the historical railing.**

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

The largest alteration proposed in this rehabilitation is the change of the balustrade to a 42 inch high railing. In this instance, a balance between current life safety standards and the historic appearance of the building must be reviewed. Rail heights are one of the building code issues addressed in the California Historic Buildings Code. Historic rails that are non-conforming today may be repaired and remain at the non-conforming (lower) height, unless determined that a life safety issue requires an alternate rail detail. The higher rail will alter the appearance of the building, but, according to Standard 10, if the alteration is *"... removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* The higher railing could be removed in the future, and a lower railing installed. This reviewer recommends photo documentation of the existing rail so that the lower rail could be replicated in the future if needed.

Conclusions:

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

Regards,



Juliana Inman

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000293

Date Listed: 5/6/92

Sonoma Plaza (Boundary Increase)
Property Name

Sonoma CA
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for *Antoniotti Place*
Signature of the Keeper

5/8/92
Date of Action

=====
Amended Items in Nomination:

Statement of Significance: Under Areas of Significance, Exploration/Settlement (1823-50) and Archeology: Historic Non-Aboriginal are removed.

This information was confirmed with Michael Crowe of the Western Regional Office, National Park Service.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

FEB 27 1992

NPS Form 10-900
(Rev. 8/86)

OMB No. 1024-0018

DHP

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

Historic name: Sonoma Plaza (National Register Boundary Increase)
other names/site number: N/A

2. Location

Street & number: The central town plaza and the facing streets to the north, south, east and west of the plaza and extending along both sides of East Spain Street, East Napa Street and Broadway. Not for publication: N/A

City, town: Sonoma

Vicinity: N/A

State: California Code: CA County: Sonoma Code: 097 Zip code: 95476

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>82</u>	<u>56</u> buildings
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	<u>3</u>	<u>2</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u> </u> structures
	<input type="checkbox"/> object	<u>2</u>	<u> </u> objects
		<u>88</u>	<u>58</u> Total

Name of related multiple property listing:
N/A

No. of contributing resources previously listed in the National Register

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property XX meets does not meet the National Register criteria.
 See continuation sheet.

Stade P. Craig
Signature of certifying official

March 13, 1992
Date

California Office of Historic Preservation
State or Federal agency or bureau

7. Description

Architectural Classification:

Mid-19th Century: Other: California Monterey Colonial

Late Victorian: Queen Anne, Eastlake

Late 19th and 20th Century Revival: Beaux Arts, Mission, Spanish Colonial Revival

Late 19th and Early 20th Century American Movements: Bungalow

Materials:

foundations: brick, stone walls: frame, stone, brick, adoberoof: mission tile, asphalt shingle, wood shake

Describe present and historic physical appearance.x See continuation sheets

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Section No. 7 Description: Sonoma Plaza Boundary Increase

SONOMA PLAZA CONTRIBUTING BUILDING DESCRIPTIONS

The area designated as the Sonoma Plaza National Register Historic District is slightly larger than the NHL District and is comprised of the Plaza and the adjacent side streets. The National Register District increase is along Broadway and the north side of East Napa Street. The District is essentially a commercial and residential district with relatively few intrusions. Topographically, the area is very flat with a grid pattern of streets that extends out from the central Plaza. The large square Plaza contains many mature trees which gives the space a very bucolic atmosphere although the buildings facing the Plaza are primarily commercial. The tangential side streets, which are primarily residential, are also lined with tall mature trees furthering this atmosphere. The commercial buildings range in height from 1 to 4 stories. The residential buildings are primarily one story with some two story buildings scattered throughout the district. Nathanson Creek is a small stream which flows diagonally from the northeast to the southwest along the eastern boundaries of the district. At the intersection of East Napa Street and Second Street East there are a series of stone embankment walls and a bridge which spans the stream. The overall integrity of the district both physically and architecturally remains very high.

The district has undergone minor change but still retains a great deal of integrity from the period of significance (1835-1944). The district contains buildings from the 1830s through the 1930s. The district in its past had the look of a small country town center. It essentially still retains that character. There are no new high rise building intrusions. Most of the changes are limited to low-rise new construction or the replacement of wood sash windows with aluminum and the removal of some decorative details from a few of the buildings. Most notable is the loss, at the corner of First Street East and East Napa Street, of the historic 1891 Mission Hardware building due to a fire in 1990. There are several intrusive new one and two story buildings along West Napa Street in the south west corner of the District. Several buildings have been moved within district, beginning in 1856. The most recent move was the Vasquez House which was moved to its present site in 1973. There are 81 buildings or sites which contribute to the District.

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

Sonoma Plaza appearance during the period of significance:

In the early years after its incorporation, the Sonoma Town Plaza had several different kinds of fences erected along its periphery with access

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stiles, but remained essentially a simple, open area with little or no vegetation, sometimes used for cattle grazing. During the Mexican period it had been used as a drill and parade ground for the troops from the Barracks. It was also used for horse racing. The Plaza was eventually improved in the early 1850s with the infilling of the holes created for the manufacture of adobe brick. In 1868 an election was called to decide to dedicate the Plaza for school purposes and as a public promenade. It apparently failed because there is no record of its use for school purposes. However, on April 29, 1876 the town council granted permission to Orrick Johnson to cut the grass on the Plaza for his personal use. In return, he was required to keep the fence surrounding the Plaza in good repair and to keep the cattle out of the Plaza.

In 1879, the Sonoma Valley Railroad Company laid tracks along East Spain Street and was granted use of part of the Plaza. In 1880, the Company erected a building on the south side of the Plaza and eventually expanded its operations with the construction of a depot, roundhouse, car barn, turntable, water pump, and engine house on the Plaza. Auxiliary elements were also a part of the complex such as spur lines, coal yard, and brick yard. As a result of a lawsuit in 1890, the buildings were removed in acquiescence to citizen complaints about the inappropriate use of public land and the intrusion of dirt and noise from the engines in such close proximity to the Mission church. The size and location of the complex has not been investigated.

With the construction of the monuments to the Bear Flag at the turn of the century, the Plaza became the focus of civic pride. This is most evident in the construction of the City Hall in 1906 in the center of the Plaza in much the same place of honor as the county courthouse in many other small American towns. This change in regard to the public use of the Plaza continued with the construction of the Carnegie Library in 1910 to replace the small frame structure on First Street East just to the south of the Plaza. The Plaza further evolved into a park-like space with the installation of non-native landscaping, construction of a naturalistic duck pond, stone bridge, and other amenities. The planting of more than 200 trees of 45 different species was the result of the beautification efforts of the Sonoma Valley Women's Club beginning at the turn of the century.

Present appearance of Sonoma Plaza:

At the northeast corner, there are two Bear Flag Monuments: a small rough shaped stone with a plaque with the legend: "Bear Flag/raised/June 14, 1846/erected/July 4, 1907/S.V.W.C." Nearby, to the southwest is a large boulder-shaped stone marker erected in 1913, which has on its face a large bronze plaque with a flag draped escutcheon with the seal of the State of

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California surmounted by a California bear. The plaque on the monument bears the legend: "This monument was erected by the Native Sons of the Golden West and the State of California to commemorate the raising of the Bear Flag of the Freedom of California from Mexican rule. On July 9, 1846 the Bear flag was hauled down and the American flag here raised in its place by Lieutenant Joseph W. Revere, U.S.A. who was sent to Sonoma from San Francisco by Commander John B. Montgomery of the U.S. sloop of war "Portsmouth" following the raising of the American flag at Monterey July 7, 1846 by Commodore John Drake Sloat." At the back of the boulder is another bronze plaque illustrating the raising of the Bear Flag with the legend "The Raising of the Bear Flag June 14, 1846." The plaque is signed in the lower right, J. McQuarry, Sculptor and in the lower left, L. Derome, Founder. The boulder is surmounted by a life-size bronze male figure with a flag.

There are two large public buildings, the Town Hall and former library located in the center area of the Plaza. The buildings are surrounded by other civic improvements including mature vegetation, a children's playground, a duck pond, and an amphitheater.

10. 521 Broadway, the IOOF Building, built in 1911, is a Classic Revival style two story buff brick building with round arched 4-over-1 wood windows on the second level, corbelled cornice and original transom windows at first floor level. The letters IOOF are spelled out in darker brick raised above the surrounding lighter brick. There have been no significant alterations.
11. 526 Broadway is a one-story Italianate commercial building, built in 1870, with a false front with brackets, shiplap siding, and large windows.
12. 530 Broadway is a one-story Italianate commercial building built in the 1880s with shiplap siding, bracketed false front, and large 4-light windows flanking the center door.
13. 530 Broadway at the rear is a one-story vernacular industrial building, built about 1880-90. A former blacksmith shop, it has board and batten siding, and an asymmetrical gable roof with wood shingles and small 4-light windows.
14. 536 Broadway is a vernacular two-story commercial building, built in 1910, with tin siding formed to look like stone which covers all elevations. There is a pent roof over the second story balcony which has a railing.
15. 548 Broadway is a former residence built in 1870. It is one-story frame,

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with shiplap siding, front facing gable with a round arch gable window. The entry is flanked by 6-over-6 double hung wood windows.

16. 578 Broadway is a two-story Queen Anne house built about 1880. It has a cross gable roof with front facing gable with fish scale and diamond point shingles and open work in gable, decorated verge boards, shiplap siding on lower portion, and a chamfered bay below the gable on the first level with a stained glass window. The hip roofed porch has turned porch columns with wall dormer above.
17. 124 Church is a one-story bungalow with smooth stucco walls, Mission tile cross gable roof, with pointed arch openings at the porch, and 6 round tiles set in a triangular pattern in the front gable.
18. 15 East Napa Street is a one-story Mission Revival commercial building built about 1915-20, with an L-plan and cross gable mission tile roof, sawn wood balustrade over recessed porch, large plate glass window with exposed wood lintel, and dark tile bulkhead.
19. 25 East Napa Street is a one-story commercial building built 1910-15 with a mission tile pent roof and glazed white brick facade.
20. 29 East Napa Street is a one-story Spanish Colonial Revival commercial building built about 1900. The later alterations, completed during the period of significance, include a mission tile pent roof supported by brackets, and decorated canopy supported by rods over storefront.
21. 101-103 East Napa Street, the Boccoli Building, was built in 1896. It is a vernacular two-story rock-faced ashlar reddish stone commercial building, with large plate glass windows in the store fronts and prism glass transom at 103. The stone was locally quarried. The two second story bays are faced in molded tin to resemble stone; one is rounded, the other is slanted three-sided. There are double hung wood windows at the upper level and a wood door with a wood balconette.
22. 107-109 East Napa Street, the Dal Pogetto Building, built in 1908, is a vernacular two-story commercial building. It has rock-faced ashlar walls with commercial store fronts with prism glass transoms at the first level, segmental arched openings at second level with double hung wood windows. The door at second level has a missing balconette.
23. 111 A-B East Napa Street, the Dal Pogetto Building, built in 1908, is a two-story commercial building. It has rock-faced molded tin walls with 2 three-sided slant bay windows faced in molded tin to resemble stone. The

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first floor store fronts have prism glass transoms. The second story which was added during the period of significance, has at cornice the letters "19-C. DAL POGETTO'S-08."

24. 113-115 East Napa Street, the Dal Pogetto Building, built in 1908, is a two-story rock-faced ashlar commercial building. The store front has a slant bay recessed entry with prism glass transoms above. The entry to the second level is on the right. There are four segmental arched l-over-l wood windows on the second level and a wood door with a missing balconette.
25. 127 East Napa Street, the Andre Castex building, built in 1904, is a two-story commercial building. The rock-faced ashlar stone walls have a wide centered second floor entry flanked by narrow first floor doors with glazed transoms. The first floor square bay shop windows are surmounted by square bay wood windows with brackets. There is an iron balcony in front of a door at the second level, above is a stone inset with the words "A. Castex 18 June 04" in block capital letters above the door at the cornice level.
26. 139 East Napa Street, an Eastlake Style former residence, was built about 1880. It is one-story with clapboard siding, cross gable roof with wood cresting, double front facing gables over the bay window, and turned porch columns with wood trim.
27. 146-48 East Napa Street is a two-story former garage building, built about 1910, with a tin false front molded to look like stone. With a simple metal belt course and molded cornice. The first floor openings have been modified with large windows and recessed entries outside the period of significance. There are two small double hung wood windows at the second level.
28. 151-53-55 East Napa Street, a two-story frame house, was built about 1900, with original porch columns and trim, large front facing gable. The window and doors have been altered with modern replacements.
29. 156 East Napa Street, an Eastlake Style house, was built about 1880-90. It is one-story with cross gable and hipped roofs, imbricated shingle in gable pediment, a shed roof three-sided bay has multi-color flashed margin glass in the upper light of the double hung wood windows. There are brackets at the eaves. The porch has a gablet, turned columns and ornament with decorative work at the corners. The entry door has multi-color flashed margin glass.

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30. 161 East Napa Street, a Bungalow style house, built about 1910-15, is one and half story, with clapboard siding, single pane windows with multi-pane transoms, gable roof with shed dormer, exposed gable ends and open braces at the gable and dormer eaves. At the front of the lot to the east is a double car garage built outside the period of significance.
31. 168 East Napa Street, a vernacular house, built about 1910, is one-story frame with shiplap siding, hipped roof, symmetrical facade with 1-over-1 wood windows and panelled porch posts. The center entry has a glazed transom. To rear of the lot is a one story garage built outside the period of significance.
32. 180 East Napa Street, a vernacular house, built about 1870, is two-story frame with shiplap siding, hipped roof, center entry, with hipped porch roof and chamfered columns, with 6-over-6 wood windows on the first level and paired 1-over-1 wood windows at second level. The building has an older adobe portion incorporated into the structure.
33. 18 Spain Street, The Swiss Hotel, was built in 1850. It was constructed as a two-story adobe house in the Monterey Colonial style. Later clapboard siding was added to the east elevation. The adobe west elevation wall is out of alignment. There is a balcony at the second level which is supported by square columns at both levels. The supports on the first level do not match the placement of the supports on the second level. There is a line of sawn cusped wood ornament along the balcony edge. The westernmost bay has been infilled with paneling behind the balustrade and four 6-light windows above. It is not presently known when the wood ornament and balcony infill were added. The gable roof is shingled with a low chimney at the gable ridge.
34. 20 Spain Street, Toscano Hotel, was built in 1857-58. It is two-story frame, with a wood shake covered roof that extends over the sidewalk to form a two story porch with square columns. There are 12-light wood windows on the first level with two glazed double door entries; at the second level the windows are 4-light wood casements.
35. 20 Spain Street at the rear is the Toscano Hotel Kitchen, built in 1902. It is vernacular two-story frame, with wood shake roof, shiplap siding, and 4-over-4 double hung wood windows. The porch has square columns and a shed roof along west elevation.
36. 20 Spain Street at the rear is the Toscano Hotel Annex. It is a two-story frame building with open facing gable that extends over the two-story porch, with bracketed lintels at the door and the 4-over-4 double hung

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- wood windows on the second level. The second floor was built in 1840. The 1840 portion was moved to its present site and the first floor added in 1903.
37. 20 Spain Street, the water tower was built about 1900. It is a vernacular small two-story frame building with shiplap siding, hipped roof, and 6-over-6 double hung wood windows. The entry door has a shed roof over it. There is an exterior stair on the west side.
38. 30 Spain Street, the Cuneo (Sebastiani) Apartments, were built about 1938, in a Mission Revival style. It is three-story painted brick with round arched openings. There are large plate glass store front windows at the first level with round arched entries to the stores and to the apartments. There is a wood balcony with a shed roof at the second level. The three large windows at the third level have decorative metal balconies. The windows have aluminum sash. At the roofline is a balustrade with a raised central pavilion with round arch openings and tile roof.
39. 38-100 Spain Street, is a Mission Revival style, one-story, former bus depot and commercial building, built in 1939 with smooth stucco walls, round arched openings, low pitch cross gable mission tile roof. The large arched opening to the east was the bus entrance and has been infilled.
40. 114 East Spain Street. San Francisco Solano de Sonoma Church. The original mission chapel, built in 1824, was of palizado construction covered with mud stucco with a tule thatch roof. The chapel was part of a complex of eight buildings with the larger adobe Mission church located on the other side of the convento to the east. By 1834 the chapel had changed in use to a granary and subsequently fell into disrepair. About 1840 it was substantially rebuilt, using some salvaged material from the original mission church, to serve as a parish church. In 1857 the cross on the roof was replaced by a square cupola with round arched louvered openings; the roof was shingled. About 1860 the flat arched window and door openings were changed to round arched and a brick veneer was added. By the 1880s the church was once more abandoned and had fallen into disrepair. The church and convento were rehabilitated beginning in 1903 when a non-historic restoration was begun. At this time the church was again altered when the round arched windows and entry door were changed to flat arched with large exposed wood lintels extending beyond the openings. In addition, the cupola was removed and replaced with a cross at the apex of the gable over the entry. The area around the entry was rebuilt with brick to repair damage from the 1906 earthquake. The brick remained exposed until 1944 when a finish coat of smooth stucco was added. Between 1910 and 1912 the shingle roof was replaced with a mission tile roof. The

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area around the church and convento has been partially excavated by the current owner but there still remains the potential for additional archaeological investigation throughout the complex.

41. 114 East Spain Street. The convento wing to the east of the church was built about 1824. At that time it was a small four room adobe building, which was further enlarged in 1827. By 1884 it had been converted to a winery. It was damaged in the 1906 earthquake. When the convento was rebuilt, beginning in 1903, it was rebuilt as a one story adobe building, approximately 120' in length with the gable roof extending over the south elevation to form a covered walkway along the length of the elevation. The historic photographs and drawings show that the building had been separated from the church structure at the west end by an open space with a vertical board gate between the two buildings. The reconstruction work of 1911-13 apparently closed this gap between the two structures with a wall and roof connecting the convento and church. The building has been substantially rebuilt with some of the original interior walls and portions of the exterior walls remaining. The area has been partially excavated by the current owner but there still remains the potential for additional archaeological investigation.
42. 130 East Spain Street, a residence, was built in 1886. It is one-story with a hipped roof; the original double hung wood windows and surrounds remain.
43. 133-135 East Spain Street. The Blue Wing Inn was built in 1835-36 and enlarged in 1849. Originally it was a one-story two room adobe building. The adobe second story and hipped roof give it the characteristic Monterey Colonial style. The hipped roof extends over the balcony with a break in the roof pitch. The balcony is supported on square chamfered columns which extend to the sidewalk edge on the north elevation. The windows and the doors on both levels are assymmetrically spaced. There are large brick chimneys located at the east and west ends.
44. 146 East Spain Street, a house built in 1886, is one-story with a hipped roof; the original double hung wood windows and surrounds remain.
45. 147-49 East Spain Street is a vernacular one-story former residence, built in 1906 with exposed rubble stone which was previously stuccoed. It has segmental arch openings, 2-over-2 double hung wood windows, and a hipped roof with a single dormer with louvered opening.
46. 165 East Spain Street, a Bungalow Style house, was built in 1922. It is one-story, with a low pitched cross gable roof with rough stucco walls

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with embedded mica chips, exposed rafter ends at the eaves and over the porch. There is a non-contributing garage built outside the period of significance at the rear of the lot to the south.

47. 196 East Spain Street, a Queen Style house, was built c. 1890. It is two-story with clapboard siding on the first floor and shingles on the second story, and a chamfered first floor bay. There are 1-over-1 wood double hung windows at both levels. The side gambrel roof section has a front facing pedimented gable window. The field adjacent to the house was part of the Castagnasso farm and part of the original area of the Mission complex. It is a large open field with a slight roll topographically with a rise toward the north and Schocken Hill.
48. 196 East Spain Street, at the rear, is a two-story board and batten barn with gambrel roof, built about 1890-1900, with a one-story shed roof addition.
49. 196 East Spain Street, at the rear, is a vernacular one and half story wood barn with gable roof, built about 1900.
50. 205 East Spain Street. The Ray-Adler Adobe was built of wood in 1848 with shiplap siding as a one and a half story house. In 1851 a two-story adobe portion was added to the west elevation, giving it a somewhat Monterey Colonial style look. The wood shingle gabled roof extends beyond the west and north elevations to form a covered two story porch. The roof has a low brick chimney centered on the gable ridge. There is a break in the roof pitch over the porch section which has slim chamfered columns set on a high square pedestal base. Between the columns at the sidewalk edge is a white picket fence with a picket entry gate at the entrance. The windows are 6-over-6 double hung wood sash.
51. 206 East Spain Street, a Classic Revival house was built in 1911. It is one and half stories with chamfered square porch columns, double hung wood windows, and a hipped roof with a small gabled dormer with diamond pointed shingles on each side of the roof. There is a one story non-contributing garage to the north at the property line.
52. 220 East Spain Street is a Bungalow Style house, built in 1911. It is one and half stories, with narrow horizontal siding and Tudor arched openings between the red brick porch piers. The porch openings are now glazed. There is a large open facing gabled dormer with 3 12-over-1 double hung wood windows and exposed rafter ends at the gable eaves. There are large shaped open brackets at the roof. The building incorporates an earlier one-story adobe structure. At the front of the property between the

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- sidewalk and front lawn is a low rock-faced random laid stone retaining wall. This locally quarried stone is the same used for other stone buildings, trim, and sidewalks in other parts of the district.
53. 220 East Spain Street. At the rear of the lot, towards the northeast, is a large one-story garage with detailing matching the main house, including narrow wood siding, large shaped open brackets and original wood doors.
54. 227 East Spain Street, a house, built c. 1900, is two-stories with a gabled roof, shed roof porch, shiplap siding, and imbricated shingles in front facing gable.
55. 245 East Spain Street, the Cooke House, was built circa 1852-57. It is a one-story frame house with a gable roof with a break that extends to form a porch over the 5-light wood casement windows on the north elevation. It was enlarged in the 1940s during the period of significance.
56. 256 East Spain Street, the Castagnasso House, is a vernacular style frame house. The first floor was built in 1849; a second story was added in 1878. The entry door has a glazed transom and sidelights. The building was first moved in 1856 and then again to its present site in 1902.
57. 110 West Spain Street, the Sonoma Hotel, built in 1872, is a vernacular two and half story stuccoed building with commercial storefronts on the first level. The six gabled wall dormers at the roof line were added in 1922. The second story windows on the south and east elevations have truncated shed roofs. The windows are 2-over-2 double hung wood sash.
58. 1 The Plaza. The Sonoma City Hall, designed by A. C. Lutgens, was built in 1906-08 in the Mission Revival style. Each two-story rock-faced ashlar elevation is virtually identical, with round arched openings with 1-over-1 double hung sash wood windows, pan tile hipped roof, mixtilinear espadana at the roofline, and pan tile roof over the end pavilions. There is a cupola with round arch openings at the apex of the roof. The interior has been altered but the exterior is virtually unaltered.
59. 400 First Street East is a Mission Revival style two-story commercial building built in 1930. It has rough stucco finish walls, round arched windows, false second floor with ocular windows in the mixtiliner gables which rise above the first level mission tile pent roof.
60. 408 First Street East is a vernacular one-story commercial building, built in 1891 by Italian stone worker Augustino Pinelli, a Sonoma resident. It has reddish color stone rock-faced ashlar walls and original prism glass

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transom over the recessed entry. The stone was locally quarried.

61. 412-14-16 First Street East is a vernacular two-story commercial building, built in 1891 by Italian stone worker Augustino Pinelli. It has the local reddish colored stone rock-faced ashlar walls with round arched windows on the first level, segmental arched windows on second level, both with red brick sills. The windows have 1-over-1 wood double hung sash. To the rear are a two story and a one story red brick addition with segmental arch doors and windows. The additions give the building a U plan. There is a prism glass transom over the recessed store front entry, and a denticulated sheet metal cornice with brackets at the roof-line and a sheet metal cornice at the second floor level. Large smooth random laid slabs of the same local stone form the sidewalk in front of the building.
62. 420 First Street East is a vernacular two-story painted brick commercial building, built in 1912. The first floor store front has been altered. There are 4 segmental arched 1-over-1 double hung wood windows at the second level and a corbelled brick cornice.
63. 453 First Street East is the former Carnegie Library, built in 1913. It is a Classic Revival style one-story buff brick building on raised foundation, with round arched windows and corbelled lintels, brick keystones, and a denticulated cornice. A pedimented pavilion over the entry is flanked by Tuscan columns in antis. Above the entry is a stone inset with the letters "Public Library" in block capital letters.
64. 466 First Street East is a Sullivanesque style commercial building, built in 1911. It is one-story stucco and brick with a pantile roof; the entry marquee is supported by rods at a wall dormer with a bear's head. There is molded ornament around the flat arched wood windows.
65. 482 First Street East is the Spanish Colonial Revival style Sebastiani Theater and large commercial building, built in 1933. It is the largest building in the district and has an asymmetrical facade with round, segmental and flat arched window openings. There is a balustrade at the roofline with two towers flanking a scrolled pediment. The theater entry is marked by an Art Deco style sheet metal marquee with neon lettering and trim and neon lighting in the arched arcade entrance to the theater.
66. 484 First Street East is a two-story commercial building, built about 1900. It is stucco with commercial store fronts at the first level and 6 flat arched wood windows above and a raised and curved section at the south end of the roof level parapet.

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67. 521 First Street East is a one-story vernacular frame residential scale commercial building, built about 1900. It has an opening facing gable with a 6-light window, clapboard siding. 6-over-6 double hung sash flank the recessed entry, with a shingled pent roof across the east elevation.
68. 525 First Street East is one-story vernacular frame residential scale commercial building, built in 1900, with shiplap siding. The open facing gable has fish scale shingles and a louvered opening. There is a shingled pent roof across the east elevation. The entry door is flanked by 6-over-6 wood windows.
69. 542 First Street East, the Ames Chapel (Baptist Church), was built in the early 1850's. It was originally located on Napa Street between Fifth and Sixth Streets and was moved to this site in 1868. The steeple was added at that time. The Gothic Revival wood frame church has clapboard siding and wood lancet windows on the north and south elevations. The west elevation has a panelled wood double door entry with wall arch above, the large stained glass lancet window is flanked by two smaller lancet windows set in frame wall arches. The open facing gable roof has a square tower with louvered vents, and gablets with octagonal base supporting a tall conical spire.
70. 564 First Street East. The Julius Poppe House is a one and a half story board and batten cottage built in 1847 and probably remodelled in the 1850s. The west elevation is symmetrical with a center entry with glazed transom and side lights. There is a single 2-over-2 double hung wood window on each side of the entry. Both windows have louvered shutters. The porch has open cut corner columns with saw cut ornament at the corners. Along the eave line there is saw cut cusped wood ornament which continues along the gable ends at both the north and south elevations. At the apex of the gable there is saw cut open work ornament and tie beam with a square finial and drop pendant. There is a small pointed arch louvered vent centered in both the north and south gables. At the eave level of the north and south gables there is a course of wood molding with a round arch above each batten. The rear is similarly detailed.
71. 567 First Street East is a Shingle style house, built about 1910-20, with simple details, 1-over-1 double hung wood windows, covered porch, and flat brackets at the cornice.
72. 435-9 First Street West, the Aguillon-Ruggles Building, built c. 1875, is a vernacular frame building with false front with brackets in front of the gable roof. There are 4-light commercial store front wood windows with multi-light transoms above, and paired 4-over-4 double hung wood windows

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at the second level with a louvered vent centered above.

73. 447 First Street West is a vernacular former residence built c. 1860. It is a two-story frame building with front facing low pitch gable roof, a porch with chamfered square posts, shiplap siding, and a center entry with later store front windows on the first level. The second level has a door flanked by 6-over-6 wood windows.
74. 457 First Street West, the Batto Building, built in 1912, is a Classic Revival style commercial building with white glazed brick and red mortar joints with round arched openings and corbelled lintels. The northernmost bay has a recessed round arch entry with flanking grey marble columns. The cornice has decorative ornament over a paneled center parapet flanked by paneled piers surmounted by spheres, which are also located at the ends of the parapet. The balusters at the balustrade on either side of the parapet have been removed.
75. 465 First Street West, the Temple Masonic Lodge, built in 1909, is a Classic Revival two-story brick building with large plate glass store front windows, recessed entry, and gauged brick pilasters at the first level. At the second level there are gauged brick pilasters flanking 4 corbelled segmental arched openings with 1-over-1 double hung wood windows with keystones and transoms and a plain parapet. Simple letters spell "Temple Lodge F & AM" just below the parapet cornice.
76. 481 First Street West is a simple Italianate commercial building, built about 1890, with a false front with brackets and a porch with a shed roof which extends to the south in front of the building at 481A.
77. 483 First Street West is an Italianate commercial building, built about 1890, with a false front with brackets, original entry with 4-light wood store windows and 2-light wood double doors with transom, and panelled bulkheads.
78. 531 Second Street East, the Johann Frederick Clewe House was built in 1880-81. It is a classic two-story frame Italianate house with shiplap siding, segmental arched 2-over-2 double hung wood windows, two-story five sided bay with pipestem colonettes, and bracketed cornice with metal roof cresting.
79. 532 Second Street East, the Duhring House was built about 1860, with the west wing added in the 1890s. It was remodelled by the San Francisco architectural firm of Bliss and Faville in 1928. It is a two-story frame clapboard, Colonial Revival style house. It has an asymmetrical facade,

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fluted Doric columns at the porch, an open facing gable, 6-over-9 double hung wood windows with louvered shutters on the first level and 6-over-6 on the second level. A semi-circular one-story bay on the west elevation has 12-over-1 double hung wood windows.

80. 553 Second Street East, the William Clewe House, built about 1915, is a one and a half story frame shingled bungalow, with a gable roof with shed roof dormer with 4-light clathri style wood windows. The recessed porch has a wood entry door with sidelights. The foundation, entry steps and chimney are dark red brick. The three first floor wood windows are grouped and have smaller paned transoms.
81. 558 Second Street East, built in 1910, is a one-story shingled bungalow with hipped roof with hipped dormer with diaper paned wood sash. The first floor recessed porch has round columns and Tudor arched openings.
82. Second Street East and East Napa Street, at Nathanson Creek is a rock-faced stone retaining wall with simple pipe railing along Second Street and a segmental arched rock-faced stone bridge with simple pipe railing on top.

NATIONAL REGISTER NON-CONTRIBUTING BUILDING DESCRIPTIONS

Buildings were determined not to contribute to the district if they were constructed after the end of the period of significance, 1944; or if they were altered out of their original architectural character; or if they were moved after the end of the period of significance. Vacant lots were considered to be non-contributing; however, the open fields along Spain Street between First Street East and Second Street East are considered to be contributing because they are part of the Mission complex which has not been completely surveyed and evaluated for the historic archaeological information they can yield. There are 52 buildings, 3 vacant lots and one parking lot which do not contribute to the District.

83. 500 Broadway, a commercial building, was built in 1890 and altered in 1906 and 1949. The building was altered outside the period of significance.
84. 501 Broadway is a commercial bank building built outside the period of significance.
85. 520-22 Broadway is a one-story commercial building altered outside the period of significance.

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86. 524 Broadway is a one-story commercial building which has been altered with no distinguishing characteristics remaining.
87. 542-546 Broadway is a one-story commercial building built outside period of significance.
88. 552 Broadway is a one-story commercial building built outside the period of significance.
89. 568 Broadway is a one-story commercial building built outside the period of significance.
90. 116 Church Street is a former residence built outside the period of significance.
91. 134 Church Street is a residence built outside the period of significance.
92. 141 Church Street is a residence built outside the period of significance.
93. 148 Church Street is a residence built outside the period of significance.
94. 5 East Napa Street is a one-story commercial building, built outside the period of significance.
95. 9 East Napa Street is a one-story commercial building built outside the period of significance.
96. 17 East Napa Street is a commercial facade; however the building behind the facade has been demolished.
97. 31-35 East Napa Street is a commercial building built in 1903 with random ashlar stone walls. The main elevation was altered out of character outside the period of significance in the early 1980s.
98. 117 East Napa Street is a commercial building altered out of character.
99. 122-24-26 East Napa Street is a commercial building built outside the period of significance.
100. 130 East Napa Street is a commercial building built outside the period of significance.
101. 133 East Napa Street is a commercial building altered out of character.

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102. 140 East Napa Street is a commercial building built outside the period of significance.
103. 141-45 East Napa Street is a former residence altered out of character.
104. 11 West Napa Street is a commercial building built outside the period of significance.
105. 19 West Napa Street is a commercial building built outside the period of significance.
106. 35 West Napa Street is a commercial building built outside the period of significance.
107. 103-05 West Napa Street is a commercial building altered out of character.
108. 2 Spain Street is a commercial building built in 1945 outside the period of significance.
109. 8 Spain Street is a commercial building built in 1987 outside the period of significance.
110. 20 Spain Street, at the rear, are gable and shed roof buildings built outside the period of significance.
111. 20 Spain Street at the rear is a restroom building built outside the period of significance.
112. 121 East Spain Street is a commercial building built outside the period of significance.
113. 138 East Spain Street is a house built in 1886. It is one-story with hipped roof and altered with all historic features removed.
114. 141 East Spain Street is a commercial building built outside the period of significance.
115. 175 East Spain Street is a house built outside the period of significance.
116. 236-38 East Spain Street is a one-story house built outside the period of significance.
117. 414 First Street East, at the rear, is the Vasquez House, a vernacular frame house built in 1851. In 1973 the building was moved from 535 First

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Street West and reoriented, suffering a loss of both its orientation and setting. The building was moved outside the period of significance.

118. 428 First Street East is a commercial building built outside the period of significance.
119. 430 First Street East is a commercial building built outside the period of significance.
120. 452 A-F First Street East is a commercial building altered outside the period of significance with all historic architectural features removed.
121. 460 First Street East is a commercial building built outside the period of significance.
122. 462 First Street East is a commercial building built outside the period of significance.
123. 464 A-D First Street East is a commercial building built outside the period of significance.
124. 464 E-H First Street East is a commercial building built outside the period of significance.
125. 466 A First Street East, rear, is a commercial building built outside the period of significance.
126. 492-98 First Street East is the site of a one-story red brick commercial building built in 1891 which burned in 1990. Part of the brick wall on First Street is being retained in the reconstruction of the building.
127. 560 First Street East is a one-story building built outside the period of significance.
128. 403-07 First Street West, the El Dorado Hotel, was built in 1843 as a one-story adobe house. It was remodelled in 1866 when a frame second story with a front facing gable was added. It is an L-shaped structure with a cross gable roof over the front portion and single gable over the lower, rear portion of the west. The building has been so substantially altered recently that few historic features remain.
129. 475 First Street West, a commercial building, was built outside of the period of significance.

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130. 481 A First Street West, a commercial building, was built outside of the period of significance.
131. 497 First Street West, two-story commercial building, built about 1970. Building was built outside of the period of significance.
132. 519-29 First Street West, a commercial building, was built outside of the period of significance.
133. 378 Second Street East, a house, was built outside of the period of significance.
134. 405 Second Street East, a house, built about 1960 outside of the period of significance.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: national X statewide X locally

Applicable National Register Criteria X A X B X C D
 Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

Areas of Significance	Period of Significance	Significant Dates
<u>Military</u>		<u>1846</u>
<u>Politics and Government</u>	<u>1835-1944</u>	<u>1850</u>
<u>Community Planning</u>		<u>1835</u>
<u>Exploration/Settlement (1823-50)</u>		
<u>Commerce (1848-1933)</u>		
<u>Architecture (1835-1944)</u>		
<u>Archeology: Historic Non-Aboriginal</u>		

Cultural Affiliation
N/A

Significant Person
VALLEJO, MARIANO GUADALUPE

Architect/Builder
N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

 X See continuation sheets

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Section No. 8 Significance: Sonoma Plaza Boundary Increase

SONOMA PLAZA NATIONAL REGISTER BOUNDARY INCREASE

STATEMENT OF SIGNIFICANCE

PERIOD OF SIGNIFICANCE: 1823-1944 LEVEL OF SIGNIFICANCE: STATE AND LOCAL

SUMMARY

Sonoma Plaza Historic District meets National Register criteria A, B, and C. The Sonoma Plaza Historic District illustrates important State and local historical and architectural values. The District is significant in exploration and settlement because it was the last and northernmost area of settlement North of San Francisco Bay by the Mexican government during the period 1823-1846. The District is significant in its association with General Mariano Vallejo, founder and planner of the Sonoma pueblo and leading citizen from 1835-1851. It is significant in town planning because it was the last town in North America designed under the Laws of the Indies and still retains its integrity to that plan. It is significant in commerce because it is the first location for successful commercial vineyards in California and because of the high quality of design and the integrity of the structures that were built between 1835 and 1944 as a result of the vineyards and other commercial activity.

STATEMENT

The District is significant for its importance in the exploration and settlement of Northern California and the historic archaeological record of this settlement. When the Mexican government dissolved the Mission system and sought to reaffirm its claim to California it established the Sonoma Pueblo as the northernmost settlement of the Mexican government.

It is significant for its association with General Mariano Guadalupe Vallejo, founder and a leading citizen of the city of Sonoma. Vallejo laid out the town in 1835, brought in the earliest settlers, supervised the dissolution of Mission San Francisco Solano, and continued to provide community support into the American period until 1851.

It is significant for its importance in the history of town planning in California. It was the last town under Hispanic control laid out under the Laws of the Indies and still retains its integrity to this plan with the size and location of the Plaza, orientation of the buildings, and the grid pattern of streets surrounding the Plaza.

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Section No. 8 Significance: Sonoma Plaza Boundary Increase

It is significant in commerce with the introduction of wine-making to California. The earliest commercially successful wineries were established within the early city boundaries. The city grew and prospered as a result of this industry and others, including stone quarrying and fish ranching. The architecture of the city reflects this development of industry and commerce in its commercial and residential buildings.

It is significant for its architecture of Monterey style adobe buildings and the later American residential and commercial structures built in nineteenth and early twentieth century building styles. Many of the earliest adobe buildings retain their integrity and show the influence of the style even in this northernmost outpost. The later frame structures are textbook examples of subsequent buildings styles and periods of American architecture.

It is significant because the archaeological investigations of several of the sites have documented important information in the early history of the settlement. The Casa Grande site has provided information which has documented contact with the Hudson's Bay Company; the investigation of the Mission site has located the original placement of some of the buildings; and the investigation of a commercial site has documented an early blacksmith shop. Other sites, such as the Mission complex, other structures built by Vallejo family, the Plaza itself, and the commercial building sites have the potential for yielding additional information which will help understand the early history of Indian, Mexican, and American land use and foreign contacts in the District.

Please note that the numbers in parentheses below refer to the buildings listed in Section No. 7 Description and the district map.

EXPLORATION AND SETTLEMENT

PERIOD OF SIGNIFICANCE: 1823-1835 LEVEL OF SIGNIFICANCE: STATE

The area around the present city of Sonoma was originally settled by the Chocuyens, a peaceful group of hunter-gatherers centered in the area near Petaluma and led by the chief, Marin de Licatiut. The area was abundant with wild life, springs, and mild weather so that it was very hospitable to human habitation. It was these qualities also which attracted others.

Such was the case in 1823, when an expedition of soldiers and civilians led by Father Jose Altimira first explored the area as a possible site for a new mission. After travelling north from San Francisco bay for seven days, he

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Section No. 8 Significance: Sonoma Plaza Boundary Increase

selected the Sonoma site, named it New San Francisco, and said a mass of consecration on July 7, 1823. Thus, the first Mexican settlement north of San Francisco Bay was established.

Altimira was a Spanish-born assistant at Mission San Francisco de Assis, which had been founded in 1776. The Mission was not altogether successful because of the poor living conditions for the Indians. Its sister mission, the hospital Mission of San Rafael, was also faltering. This mission had been established on the north side of San Francisco Bay in 1818 to serve the Indians who had fallen ill while living at Mission San Francisco. It was Altimira's idea to close these two missions on the Bay and move the Indians to a potentially more healthful and therefore more successful site north of San Francisco Bay.

Altimira had proceeded with his plans with the support of Governor Arguello but without the permission of his religious superiors in Mexico City. The relationship between the church and civil authorities had always been difficult. The Spanish mission system in North America had been established by Spain primarily as a temporary measure to bring a Spanish lifestyle to the Indians. To the church this meant the Roman Catholic faith; to the civil authorities this meant turning the Indians into model citizens who would embrace an agrarian lifestyle and thus ensure the establishment of the Spanish claim to the land through settlement. Governor Arguello, therefore, was most supportive of Altimira's settlement plan because it would support the Mexican claim to northern California land by providing a Mexican presence, albeit Indians and missionaries, as a check to the Russian settlements at Bodega Bay and Fort Ross.

Altimira's superiors were less supportive because it appeared to them that the authority of the church was being subordinated to the civil authorities in this cooperative exploration/settlement venture. They finally agreed to support Altimira with several conditions. The Missions of San Francisco and San Rafael would remain active missions. The "New San Francisco Mission" proposed by Altimira would be renamed San Francisco Solano, after the patron saint of Peru. In addition, there would be no additional missionaries sent from Mexico. Altimira would have to undertake the establishment of the settlement by himself. Because of the change in government that occurred with Mexican independence being established during this period, Mission San Francisco Solano is the only mission established under Mexican rule.

Mission San Francisco Solano was very prosperous from its beginning. By Passion Sunday, April 23, 1824, Father Altimira was able to say a formal mass of consecration in a palizada style chapel built on the site of the present church (40). The chapel was a small structure built of upright poles stuck in the ground, lashed with leather thongs, coated with mud, and whitewashed inside and

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out. The roof was tule reeds and the floor was trammed earth. In just a short period of time the land surrounding the small chapel was under cultivation producing wheat, corn, beans, peas, lima beans, and barley. Fruit trees and grapevines were also planted. In addition, a granary and seven palizada residences for the mission guards were constructed.

By the spring of 1824, a small convento (residence)(41) for Altimira had been constructed to the east of the Chapel, but he remained only a short time, leaving the Mission after an Indian uprising in 1827 and returning to his native Spain. He was replaced by Father Buenaventura Fortuny, a native Mexican, who caused the Mission to prosper further by considerably increasing both the number of converts and the number of adobe buildings. Under Fortuny's guidance the complex of adobe buildings (4) included a Mission church, sacristy, an enlarged convento, monjerio (girls' dormitory and weaving rooms), storehouses, workshops, molino (grist mill), major-domo's residence (43?), guardhouse, and two cemeteries. It was this expanded complex of buildings and resources which came under the control of Mariano Guadalupe Vallejo in 1835 (4, 40, 41, 42, 44, 113).

The convento (41) remains in its original location from 1824; however, the other buildings have been altered or have disappeared completely. The original Mission church has disappeared. The present church was originally built by Vallejo after 1835. After being abandoned in the 1880s it underwent a restoration process beginning in 1903. This process was apparently not based on an accurate reconstruction of missing features but was based more on conjecture. The areas to the rear of the Mission complex are several large open fields, which is much like their original appearance.

ASSOCIATION WITH MARIANO GUADALUPE VALLEJO

PERIOD OF SIGNIFICANCE: 1835-1851 LEVEL OF SIGNIFICANCE: STATE

Mariano Guadalupe Vallejo (1808-1885), was born in Monterey, California, the son of Ignacio Vicente Ferrer Vallejo and Maria Antonia Lugo. He was educated in Monterey and began his career in the military service in 1823 as a cadet in Monterey. He served in the military around the Monterey region until 1830 when he was assigned to the San Francisco pueblo; in 1831, he was appointed comandante of the pueblo. He was sent, in 1833, to the northern California frontier to select a presidio site and inspect and report on the Russian settlements in the area. He was promoted to Lieutenant in 1834 and selected as comisionado to secularize Mission San Francisco Solano in the Sonoma region. He was also made the grantee of the nearby Petaluma rancho. In 1835 he founded and laid out the town of Sonoma.

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Section No. 8 Significance: Sonoma Plaza Boundary Increase

The secularization of the missions required the dispersal of the Indian residents and the distribution of the missions' assets, including herds of cows, horses, and all agricultural holdings. Vallejo was charged with carrying out the secularization of Mission San Francisco Solano and additionally with establishing a civil government at the site. By 1835 Vallejo was in such a powerful position in northern California that after the change in government in 1836 he was made Comandante General of California. In this dual role he was responsible for the founding of the Sonoma settlement and establishing and administering the Mexican military presence in northern California. The plan of the city of Sonoma, the Monterey Colonial style buildings and the Barracks building are some of the remaining features which relate to these areas of significance.

In his new position, Vallejo continued to promote the settlement of northern California, sometimes at his own expense. He was able to prevail upon the Mexican government to unite both civil and military commands in 1842. He then relinquished his command to Manuel Micheltorena to develop his own considerable holdings of 175,000 acres in the Sonoma region. From this time also he was at least passively supportive of American settlement. By early 1846 he was known to be friendly toward American immigration and was outspoken in his opposition to schemes for the establishment of a British protectorate. He was therefore important in the settlement of this area by bringing Mexican settlers to the farthest northern point of land under Mexican control and encouraging settlement by Americans.

With the construction of his adobe home (2) facing the Sonoma Plaza in 1835, his large adobe building in Petaluma in 1836, and the other family-built houses, he introduced the Monterey Style of architecture to northern California. Two of these family buildings and three other Monterey Style buildings still remain in Sonoma.

After the Bear Flag uprising was settled, Vallejo was made a U.S. Indian agent in 1847 and appointed legislative concillor. He was a member of the State constitutional convention in Monterey in 1849 and was a member of the first State Senate in 1850. While he was a member of the Senate he fought, unsuccessfully, for the civil rights of the Native Americans and ultimately had to acquiesce to their removal to Lake County. He was thus one of the first champions of Native American rights in the State, demonstrating his leadership on a controversial question.

General Vallejo continued to provide leadership and service to the Sonoma community after its incorporation as a city. On October 13, 1851, Vallejo, by then one of the leading citizens of the city, presented a petition to the City Council urging the leveling of the Plaza. The Plaza was pocked by large holes

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which had been dug out for the manufacturing of the adobe bricks for the structures surrounding the Plaza. In actuality this suggestion would bring the Plaza into further compliance with the Laws of the Indies by making the unkempt Plaza a developed public space, as originally intended. In 1853, a \$1,500 tax was appropriated for further improvements to the Plaza. These are the earliest attempts to change the Plaza from an undeveloped tract of open land into what would evolve into the cultivated town square which it is today. It was Vallejo who provided the first leadership in these changes.

He continued to provide service to the community, and served as mayor in 1859 and 1860; his residence on the Plaza served as the city council chambers. In 1873 he provided the first water supply to the town by means of 3-inch-bore redwood log pipes laid from the reservoir on his property, Lachryma Montis, to the city. The water was supplied to the streets immediately in the vicinity of the Plaza for both domestic use and irrigation purposes. This civic improvement increased the desirability and productivity of the area to newly arriving settlers. Thus Vallejo continued to make the area more attractive, a practice he had begun as early as the 1830s.

COMMUNITY PLANNING

PERIOD OF SIGNIFICANCE: 1835 LEVEL OF SIGNIFICANCE: STATE

The Sonoma pueblo, settled in 1835, was the only civil settlement in Alta California founded under Mexican authority. It became the City of Sonoma in 1850. When Vallejo developed the plan of the Sonoma pueblo, it was the last time that a complete Mexican town in California, as opposed to a plaza with a few scattered buildings on surrounding lots, which characterized other presidios, was laid out according to the Laws of the Indies proclaimed by Philip II of Spain in 1573. Vallejo, in following the Laws, was responding to the need to provide a full Mexican presence, i.e., a permanent settlement, to establish Mexican control. He also needed an administrative center for the dissolution of the Mission lands. He thus founded a settlement that combined the functions of both a presidio and a pueblo or villa.

The Laws of the Indies, which applied to pueblo types of settlement, established uniform standards and procedures for the planning of towns and their surrounding lands. Because of the relative inflexibility of Spanish colonial policy, the regulations remained virtually unchanged throughout the entire period of Spanish rule in the Western Hemisphere. These were the guiding rules in the planning of such North American towns as Santa Fe, New Mexico laid out in 1609, San Antonio, Texas laid out in 1730, Pensacola, Florida laid out in 1754, and

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Galvez, Louisiana laid out in 1778. These towns are cited as examples of pueblo plans based on the Laws of the Indies. Vallejo, then, was following a long and well established tradition, when he laid out the town of Sonoma.

In comparing Sonoma with these other towns it should be noted that the town plaza of Santa Fe has been reduced from its original size, and the surrounding buildings changed; although the restored governor's residence still retains its site integrity. In San Antonio, originally founded as the Pueblo of San Fernando, the plaza was reduced in size from the original plan and only half blocks of streets were laid out surrounding the plaza; however, the other Laws were followed. Pensacola departed even further from the Laws in combining a garrison community with a civil settlement, although its plan shows a regular grid of street around a central open space. Galvez was a short-lived community which departed from the Laws with a square plaza and a grid of surrounding streets with arcades. It was abandoned a few years after its settlement. Sonoma retains its original plan integrity with the size of the Plaza, street layout, and arrangement of buildings.

Sonoma has importance in the state of California for town planning. Its plan has not been compromised in comparison to those of Los Angeles or San Jose which were founded as villas. Although other Spanish settlements in California, such as Los Angeles and San Jose, had been laid out with an area designated as a plaza with adjacent lots, little presently remains to suggest that their plans may have originated in the Laws of the Indies. In comparison to other Mission pueblos, such as San Juan Bautista, that town plan is based on smaller blocks with a small plaza directly in front of the Mission. The Mission is the dominating element with only small scale residential buildings on the west side of the plaza. There are a few commercial buildings on the south side of the plaza and to the east are open fields. The San Juan Bautista plan differs greatly in other ways from the Sonoma plan. The San Juan Bautista plan does not have streets surrounding the plaza on all four sides, the streets do not extend from the corners of the plaza, and the grid does not extend in all four directions. The grid is actually located to the west of the Mission.

Vallejo laid out the Sonoma plan according to the Laws of the Indies, although he modified some of the requirements, which was not atypical, as already noted. Among the requirements, the Laws of the Indies required that the plaza be oblong with a street leading from the midpoint of each side of the plaza. Vallejo slightly modified this requirement by making the eight acre Sonoma Plaza square with only one street, La Calle Grande, now Broadway, laid out midpoint on the southern side of the Plaza.

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Most importantly though, Vallejo incorporated the existing Mission buildings (4) on the northeast corner in his plan, even though the plan of the Mission was slightly skewed from the strict orthogonal orientation of the rest of the plan. This arrangement acceded to the Laws which stated that the Church should not be on the main plaza but separate from other buildings in order to be seen from all sides. This requirement pertained to inland cities as opposed to port cities where the church should have a central location on the plaza to provide a stronghold in case of attack.

Vallejo followed the Laws even more closely by making the Plaza the center of the community, by orienting the plan to the cardinal directions, by providing for streets that encircled the Plaza on all four sides and by extending two streets from each corner and surrounding this basic layout with a grid of streets in all directions.

Vallejo's arrangement of the principal buildings (2, 3, 7, 8, 33, 40, 58), around the Plaza also followed the Spanish laws which specified that the public buildings should be assigned sites on the plaza with the remaining sites assigned to shops and dwellings of merchants. On the north side of the Plaza, Vallejo located his own two-story residence, the barracks (58), and the comandancia (33), all facing the Plaza to the south; the other lots surrounding the Plaza were built upon by his relatives, merchants, and others with one-story and two-story adobes. This array of adobes gave the settlement a planned permanent look which was often lacking in many other settlements, such as Los Angeles, San Diego, or even Monterey, the seat of government, which did not contain such a large number of buildings in such an arrangement. By 1845, there were 45 houses and a population of about 300 in the Sonoma pueblo.

The arrangement of the Plaza and the street pattern still remain virtually intact, as opposed to the current plans of Los Angeles or San Jose, which were founded earlier as pueblos. In addition, many of the structures (3, 5, 6, 7, 8, 50, and 43) associated with Vallejo and his control of the town, still retain site integrity and a great deal of architectural integrity to the period when Vallejo was the leading town citizen, 1835-1847.

During the later nineteenth century the Plaza changed from a town with a Spanish-Mexican Plaza into the town center of a typical Anglo-American settlement, which is its current appearance. The change signaled not only the change in use but also the change in the ethnic make up of the city in addition to reflecting prevailing town planning ideals.

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COMMERCE

PERIOD OF SIGNIFICANCE: 1848-1933 LEVEL OF SIGNIFICANCE: LOCAL

Sonoma began as an administrative center and civil settlement under Mexican control but changed with the American administration of the land newly annexed to the United States. The earliest settlement pattern for the city was on the streets facing the Plaza where there was located a tavern, a blacksmith, a laundry, a doctor's office, a bakery, a general store, and a butcher shop, serving the immediate needs of the residents. The outlying streets were sparsely settled with one and two story adobe residences and scattered frame houses. Farms and cattle ranches were located in the outlying open areas which abutted the streets adjacent to the Plaza.

One of the first events which affected the pueblo was the discovery of gold at Sutter's Mill in 1848. The subsequent Gold Rush in 1849 had an impact on Sonoma as it did all of Northern California. Initially, Sonoma was the staging and fitting out point for many of the expeditions which left for the gold fields. There was daily contact with the Yerba Buena (San Francisco) settlement by way of sailboats which left from the mouth of the Sonoma River south of Sonoma.

As the successful and unsuccessful miners returned, they had an impact on the local economies. In Sonoma, the initial beneficiaries were the merchants who provided the supplies (34), and then the land owners who sold land to the newly rich ex-miners who wanted to establish farms and businesses upon their return from the gold fields. It was about this time that the original plat of Vallejo was augmented by the additional platting of between 30 and 40 acres by the surveyor Jasper O'Farrell, who was also responsible for the platting of the South of Market section of San Francisco. He followed the original street pattern and block size established by Vallejo, thus retaining the integrity of the original plan.

Not surprisingly, one of the first industries established with the new prosperity was grape growing. The Mission fathers had first established vinticulture at the Mission shortly after it was founded. With the arrival of the Vallejo family, both Mariano and Salvador began the growing of grapes. All of these early growers were dependent on irrigation methods, so vineyards were located in close proximity to water irrigation sources. The Mission had its own stream; the Vallejo's their own well at Lachryma Montis which produced 280,000 gallons per day. By 1849, Mariano Vallejo was earning \$6,000 in sales in San Francisco on the product of 3 acres of vines.

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However, it was a former Hungarian nobleman, Colonel Agoston Haraszthy, who brought a European experience to the industry. In 1856 he bought the Salvador Vallejo vineyards located behind the Vallejo adobe (7) and began a new method of cultivation which was not dependent on irrigation. By 1858 his method had proved successful. In 1858 he wrote a treatise on wine making, which was distributed by the State of California. As a Commissioner of the State, he visited wine making areas of Europe in 1861 and returned with 2,000 cuttings of 300 different varieties of grapevines which were planted throughout the State, thus firmly establishing the industry in the State. In 1863 he formed the Buena Vista Vini-cultural Society in Sonoma. By the mid-1870s this was the largest vineyard in California with six thousand acres of vines under cultivation on the outskirts of Sonoma. By 1879 it had produced 30,000 bottles of champagne. Haraszthy was also the first winemaker to use redwood for the manufacture of wine kegs.

There were five major grape growers within the immediate vicinity of Sonoma in 1879. Many of these growers augmented their grape crops with other crops including citrus fruits, plums, peaches, nuts, and persimmons. These agrarian efforts were also combined with dairying and cattle ranching. The open fields next to the house at 196 East Spain Street (47) with the two barns behind it are the remains of the Castagnasso farm and show the proximity to the Plaza of this rural farm land use.

After wineries and dairying, the largest industry in the 1880s and 1890s was stone quarrying worked at 7 sites on Schocken Hill just north of the Plaza. Several hundred men were employed in the quarries. Schocken Hill, visible from the Plaza at a height of 658 feet, was the site of the Solomon Schocken quarry. He established the quarry in 1880 and supplied paving blocks for the cities of San Francisco, San Jose, and Petaluma. Schocken's shop and residence were located in the former Barracks building (58), at the corner of Spain and First Street East, after it had ceased its military function. There are several buildings in the District on First Street East (60, 61) and East Napa Street (21-26) constructed with this distinctive reddish stone. It was also used for retaining walls, sidewalks, bridges, and for house trim (21-25, 52, 61, 82) both inside and outside the district. Despite his quarry and the availability of stone, Schocken built three frame houses located at 130, 138, and 146 East Spain Street (42, 44, 113). However, one of his workers named Pinni, built his own stone house at 147 East Spain Street (43) from quarry rubble.

In addition to these industries, Sonoma was the center for pisciculture in the State with the establishment of two fish farms for the propagation of both carp and trout by Julius A. Poppe and Alfred V. LaMotte. Poppe and his wife Catherine, whose house is located at 564 First Street East (70), brought 83 carp with them when they emigrated from Rhinefelt, Germany; however only 5 had sur-

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vived by the time they arrived in Sonoma in August, 1871. He established his fish farm outside the town with 6 ponds which contained 3,000 fish just a year after his arrival. By 1879 there were 7 fish farms in the vicinity of Sonoma with shipments going to Nevada, Hawaii, and Central America.

These efforts served to make Sonoma a thriving commercial center despite the fact that as early as 1854 it was replaced by Santa Rosa as the county seat. The changes in the building stock around the Plaza and the surrounding streets reflect this prosperity. The early one-story and two-story adobe structures were replaced or augmented with frame, stone, and brick buildings of two and three stories. By 1876 the Plaza was the site of 4 hotels, a bank, a post office and a telegraph agency in addition to the already existing commercial establishments. The Sonoma Valley Railroad was serving the farming and trading community of the Sonoma region with service onto the Plaza itself.

In addition to the early Mexican and American settlers, there was a mix of English, German, Irish, and later, Italian settlers. Many of the buildings reflect the religious, social, and cultural groups which these settlers formed. By 1879 there were three churches, Catholic, Methodist, and Congregational. The Catholic Church (40) was the church built in 1835 by Vallejo on the site of the former Mission sacristy and still remains at the corner of First Street East and East Spain Street. The Methodist Church (69), now owned by a Baptist congregation, is located in the District at 542 First Street East. The Temple Masonic Lodge No. 14 (75) was first established in 1851. Initially, meetings were held in a second floor room of the Ray-Adler adobe (50) on East Spain Street, but later moved to the upper floor of the Sonoma Valley Bank (83) at the corner of Broadway and East Napa Street. When this space was no longer available after the 1906 earthquake, they moved to their own building on First Street West, built in 1909. The IOOF was formed in 1854. After being burned out of buildings in 1859 and 1867 they erected a two-story concrete building in 1877. The current IOOF building (10) was erected in 1911 on Broadway.

Typical of the early settlers and entrepreneurs were the German-born immigrants Frederick and Dorothea Clewe Duhring. When they arrived penniless in Sonoma, they sold Mrs. Duhring's trousseau and began a clothing business which they established on the Plaza in an adobe built about 1849 at the corner of First Street East and East Napa Street. By 1875 Duhring had become a director of the Sonoma Valley Bank (83). His Duhring Clothing Store prospered so that in 1891 he commissioned architect A. C. Lutgens to design a new red brick commercial building to replace the adobe. This building (126) remained an important Sonoma landmark until it burned in 1990. Their house is located at 532 Second Street East (79). It too, reflects this escalation of prosperity. Originally a small Greek Revival style cottage, it was augmented with a second floor and west wing

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added in the early 1890s. It was their daughter who had it altered in 1928 to give it its present Colonial Revival appearance.

The Italian community also left its mark on the structures of Sonoma. The Toscano Hotel (34) originally was a general store when it was erected by Dorothea Nathanson in the mid 1850s. In 1886 it was acquired by two Italians, Settimo Ciucci and his partner Leonido Quartaroli, and it became the Toscano Hotel, after their birthplace of Tuscany. They were quite prosperous. In 1902 they added a kitchen and dining room annex (35) to the rear of the main building and in 1903 bought a one story saloon located in front of the former Casa Grande servants quarters. They moved this building (36) to its present location and added it as a second story to a new first floor.

Other Italians made contributions to the look of the area around the Plaza. Augustino Pinelli, an Italian stone worker constructed the stone buildings at the north end of First Street East (60, 61). These buildings are complemented by the other stone commercial buildings on East Napa Street (22, 23, 24) which were built for Charles Dal Pagetto, who operated his barber shop in one of the buildings. The stone building (21) at the corner of this block was built for Peter Boccoli who operated a grocery store. He also added the second floor to the building.

One of the major buildings on the Plaza is the product of another commercially successful entrepreneur, Samuele Sebastiani, who arrived in Sonoma from Italy in 1895. He had learned winemaking in his native Tuscany. By 1904 he had purchased the stone building which was the first site for his business and added another building in 1913. The winery buildings are located at 389 4th Street East near the Plaza, outside the boundaries of the District. His business prospered and he had his Sebastiani Theater (65) building constructed in 1933-34. It is the largest building on the Plaza with a tower that dominates the other low rise buildings.

ARCHITECTURE

PERIOD OF SIGNIFICANCE: 1835-1944 LEVEL OF SIGNIFICANCE: LOCAL

Because of their origins in and strong familial connections with Monterey, the Vallejo family members, led by Mariano Vallejo, brought the Monterey Style of California residential architecture with them when they arrived in Sonoma in the early 1830s. The Monterey Style was the result of a combination of Hispanic masonry technology and American wood building traditions.

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The first house in the style was the house constructed in Monterey between 1835-37 by Thomas O. and Rachel Larkin. Because of the lack of skilled labor and equipment which prevented the milling of lumber in sufficient quantities to meet construction needs, Larkin took advantage of the ready availability of adobe. Larkin introduced an innovation which improved the vulnerability of adobe to erosion by capping the walls of his house with 4-foot eaves. This gave the roof an exaggerated rake which became a characteristic of the style; in addition, his use of wood framing within the structure allowed for a two-story structure. He also introduced the use of American style (double hung sash) fenestration in his house. The Monterey style rapidly set the architectural pace in California and was adopted by both the other newly arriving Yankee settlers and many of the native Californians in Monterey.

Vallejo's house (2), his brother Salvador's house (7), his sister Rosalia and brother-in-law Jacob Leese's house and another sister, Josefa and brother-in-law, Henry Delano Fitch's house (8) all faced onto the Plaza. The Vallejo house was a large imposing two-story adobe with a three story tower which faced south with a view across the Plaza to the Calle Grande. Vallejo lived in the house until 1851 when he moved a short distance away to his Gothic Revival frame farmhouse, Lachryma Montis. The adobe had various subsequent uses until it burned in 1867. Vallejo's house and the other family-owned adobe houses introduced the Monterey Style of architecture to northern California so that Sonoma contained one of the earliest and largest concentrations of this style of house in any settlement in California by mid-century. These were two story adobe structures with pitched roofs with flaring eaves, a porch at the second floor and double hung sash windows.

Those of the Vallejo houses which still exist today (7, 8, 33) still convey the Monterey style. In addition, they were influential when the next generation of adobe structures were built or earlier adobes were modified to reflect the requirements of the style. Examples are the Blue Wing Inn at 133-135 East Spain Street (43) and the Ray-Adler adobe at 205 East Spain Street (50). The Blue Wing was a small, two room, one story adobe until it was enlarged with another room and a second story. The Ray-Adler adobe was enlarged to the west of the earlier frame portion with a two story adobe addition. There are other small one-story adobes which still retain their character from their construction date, such as the Green-Scott (Nash-Patton) adobe at 579 First Street East (6) and the restored Castanada-Jones Adobe at 143 West Spain Street (5). In addition, the buildings are important in understanding the small scale and the scattered nature of the settlement pattern during the early years of the period of significance, shortly after Statehood was achieved in 1850.

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After the close of the Mexican-American War in 1848, with California independent of Mexican administration, gold was discovered, leading to the admission of the State of California into the Union in 1850. These changes opened the State to further American settlement and the expansion of the already existing Mexican-American settlements. There are a substantial number of buildings which date from this early period through the turn of the century and which retain a great deal of integrity to their construction date. This makes the Sonoma Plaza Historic District significant because the district serves as a record for seeing and understanding the changes in building styles and tastes.

In 1850 the city of Sonoma was incorporated and from that time the area of Sonoma Plaza and its environs began to evolve into the look of a town square and center not unlike those found throughout the Midwest of the United States. This was a gradual change with frame houses (15, 73) supplementing the one and two story adobe buildings constructed earlier during the Mexican period. Typical of later development was the replacement of the mixed use of the structures facing the Plaza to one of predominantly commercial/public use later in the century. For example, the two Vallejo associated adobes (7, 8) on the west side of the Plaza changed in use from residential to institutional and then to mixed use commercial and residential. In addition, vacant lots were infilled with commercial buildings especially in the later nineteenth century. These buildings reflected the current architectural styles. Examples include the commercial buildings at 408-414 First Street East (60, 61, 62) and 457 First Street West (74) and the two fraternal buildings, the Temple Masonic Lodge at 465 First Street West (75) and the nearby IOOF Building at 531 Broadway (10). In addition, along the south side of East Napa Street is a collection of two story vernacular rock-faced ashlar stone commercial buildings with much of their original detailing remaining (21-25). This local stone was quarried at the nearby Schocken quarry and was also used to construct the retaining walls and street bridge at the intersection of East Napa and Second Street East, and the house at 147-49 East Spain Street (82).

There are several residential buildings which are excellent examples of architectural styles popular during the last quarter of the nineteenth century and which retain a great deal of stylistic integrity. They show the continued settlement of the city during the later years of the nineteenth century and into the early decades of the twentieth. Most notable of these is the remarkably intact Italianate house at 531 Second Street East (78) built in 1880-81 with a five-sided two-story bay window with segmental arched windows, pipestem colonettes, bracketed cornice, and elaborate roof cresting. It is a classic example of the style. At the other end of the scale is the Poppe house built in 1847 at 564 First Street East (70), a scaled down version of a cottage ornee, with board and batten siding, sawn-wood eave trim, and gables trimmed with finials, sawn-

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wood infill, and drop pendants. It shows the influence of A. J. Downing and its early construction date indicates that Sonoma was well aware of American architectural trends.

Other frame styles are represented as in the 1880s Eastlake style house at 156 East Napa Street (29) with imbricated shingle in the front facing gables, turned porch columns, and three-sided shed roof bay with flashed margin glass windows. Again, this house is an outstanding example of the style. There is a classic Queen Anne style house at 578 Broadway (16) with open facing main gable, imbricated shingles, decorated verge boards, decorative gable braces, shiplap siding and stained glass windows. Both houses and other commercial buildings (11, 12, 77) show the change in taste from adobe construction associated with the Mexican settlers to the balloon frame construction and wood frame styles favored by American settlers.

There are two notable bungalows reflecting the changes in building styles and life styles after the turn of the century. The bungalow built in 1911 at 220 East Spain Street (52) has a front facing gabled dormer with three 12-over-1 windows, shaped rafter ends and Tudor arched openings at the first floor porch. At 161 East Napa Street (30) is a shingled bungalow with shed roof dormer, shaped rafter ends and open brace brackets built about 1910. Both of these houses are excellent examples of the style and because they are so much intact are able to convey the change in housing styles from the period.

There are several buildings which reflect the Beaux-Arts Revival style popular as an adjunct to the City Beautiful movement. The former Carnegie Public Library (63) on the Plaza has buff colored brick walls with round arched windows and a round arched entry flanked by simple Tuscan columns in antis. On the other side of the Plaza is the Batto building of 1912 (74) which has white glazed brick walls, round arched openings and a panelled parapet. These buildings were constructed within ten years of Chicago's World's Columbian Exposition of 1893 and show how quickly and deeply the preference for the style permeated the country. In addition, by erecting these public buildings to enhance the Plaza and surrounding streets and complementing them with extensive plantings, the city was reflecting, on a vastly reduced scale, the City Beautiful Movement which swept the country after the construction of the "White City" at the Chicago Exposition.

A notable departure from this classicism is the small one-story building at 466 First Street East (64) with red tile roof setting off windows with Sullivanesque style molded ornamental surrounds. Its construction date of 1911 shows that Sonoma was not far behind the architectural trends of the period.

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As a conterpoint to these revival styles, other buildings were constructed to complement the earliest adobe buildings. These Mission Revival and Spanish Colonial Revival buildings (9, 18, 19, 33, 38, 59, 65) reflect the romanticizing that the Spanish-Mexican period of California history had undergone since the turn of the century. One of the earliest manifestations of this idea was the "restoration" work undertaken on the church of San Francisco Solano (40) which began in 1903 and did not come to completion until 1944 with the stucco coating of the main elevation.

The Town Hall (9), built in 1906-08, is the first Mission Revival style building in the city. It was designed to reflect this Spanish-Mexican heritage. With its rock-faced stone walls it is a distinct departure from the typical smooth stucco-clad structures erected in the style in other parts of the State, although its other design elements are fairly typical of the style. Two other examples in this style are the Cuneo Apartments (38) at 30 West Spain Street, a large scale version, built about 1938, and the smaller commercial building at 400 First Street East (59), built in 1930, with its series of mixtelinear arches complete with mission bell in the opening over the entry.

The Sebastiani Building at 482 First Street East (65), is an excellent example of Spanish Colonial Revival, albeit with an Art Deco marquee over the theater entrance. It has a tower that rises above the main building mass which is characterized by baroque style plaster decoration and balusters at the cornice level. This building's style represents the full development of the movement which began as the Mission Revival and changed to Spanish Colonial Revival with the construction and influence of the buildings at the 1915 Panama-California International Exposition in San Diego. The late construction date of 1933 shows the popularity of the style in Sonoma, even after the Art Deco style had come to the forefront in other parts of the State; however, it also shows the desire to continue the earlier revival movement in Sonoma.

While all of these later buildings are very typical of the periods during which they were erected, most of them retain a great deal of integrity and skilled architectural design so that the district reads as a textbook of building styles from the earliest period of California architecture to the most recent historic period.

INFORMATION POTENTIAL

Although the area around the original Mission chapel and convento (40, 41) has been the subject of archaeological research to determine some of the original wall placements, the remaining areas of the Mission complex, such as the ceme-

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teries, storehouses, and workshops (4), have not. During its productive period of 1823-1833, the Mission was very prosperous. It can therefore be implied that a great deal of activity located at the Mission complex took place which would support and contribute to this prosperity.

The evidence for this activity can be found in the historic archaeological resources which have not been investigated. The cemetery burials have the potential for yielding important information about the diet and health of the Indians; the workshop sites have the potential for yielding information about the goods produced, decorative elements, and manufacturing methods. It is also possible that contact with both the Russians from Bodega Bay and the English from the Hudson's Bay Company, can be further established and the influence from these contacts can be determined. While contact with the Hudson's Bay Company has been established through archaeological investigation of the later Vallejo residence site (2) and the Barracks building (58), no such investigation has been made for the Mission complex, an earlier site. The contact with the Hudson's Bay Company and the nearby Russian settlements could be set at an earlier date based on archaeological investigation. Thus the full complex of the Mission still remains rich in historic archaeological deposits from this period which have not been fully located or analyzed.

It should be noted that although the site of Vallejo's residence has been investigated for archaeological information, the entire Vallejo complex of out-buildings, both those remaining and destroyed, in addition to the vineyards and orchards to the rear of his house, have not been fully investigated. This site, therefore, still contains potential archaeological remains which will further document the early years of Mexican-American settlement in Sonoma. The other Vallejo related sites (3, 7, 8) also have the potential for yielding important historic archaeological information in much the same way as the Vallejo residential site already has.

The area of the Plaza has not been investigated for archaeological information. Its long and complex use from undeveloped land to intense transportation and later public use has the potential for providing exact usage dates and changes, building sizes and locations, and the full and accurate history of its change in use.

The potential for yielding information has been discussed for many specific sites; however, it should be noted that other sites have also yielded information which indicate the potential for many other sites within the district. As an example of this potential, the area surrounding the commercial building at the rear of 530 Broadway (13) has been investigated for archaeological information and as a result it was determined that the original use of

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this simple board and batten building was a blacksmith shop. It had been most recently used as a plumbing shop and its original use was unknown. This investigation produced important historical information which aided in its preservation. This potential for information from archaeological investigation still remains throughout the district where buildings have been lost or have changed in use (1, 9, 63, 72, 73, 75).

9. Major Bibliographical References

x See continuation sheet

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary location of additional data:
 State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Specify Repository:
National Park Service
600 Harrison Street, Suite 600
San Francisco, CA 94107-1372

10. Geographical DataAcreage of property Approximately 10-11 acres

UTM References

A	<u>1/0</u>	<u>5/4/7/1/9/0</u>	<u>4/2/3/8/3/1/0</u>	B	<u>1/0</u>	<u>5/4/7/5/6/0</u>	<u>4/2/3/8/4/0/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1/0</u>	<u>5/4/8/0/1/0</u>	<u>4/2/3/8/3/0/0</u>	D	<u>1/0</u>	<u>5/4/7/5/4/0</u>	<u>4/2/3/7/9/9/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description: The Sonoma Plaza National Historic Landmark District extends from the four streets immediately surrounding the Plaza. The district encompasses all of the buildings fronting on the streets on the four sides of the Plaza and includes buildings along Spain Street on the west; on both sides of Spain Street to the East past Second Street East; both sides of Napa Street to the East past Second Street and along Broadway Street to the South.

Boundary Justification: The district boundaries include the sites and buildings historically associated with the declaration of the Bear Flag Republic and representative side streets which show the transformation of the settlement from a Mexican pueblo to an American town center.

11. Form Prepared By

Name/title	<u>Michael F. Crowe, Architectural Historian</u>	Date:	<u>January 10, 1992</u>
Organization	<u>National Park Service</u>	Telephone:	<u>(415) 744-3988</u>
Street & number	<u>600 Harrison St., Suite 600</u>	State:	<u>CA</u>
City or town	<u>San Francisco</u>	ZIP:	<u>94107-1372</u>

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

Photographs: Sonoma Plaza National Historic Landmark District

1. Name: Sonoma Plaza National Historic Landmark District
2. Location: Sonoma, California
3. Photographer: Michael F. Crowe
4. Date: July and September, 1990
5. Location of negatives: National Park Service, Western Region Office, 600 Harrison Street, Suite 600, San Francisco, California 94107-1372

The above information is the same for all photographs.

6. View of the monument to the Bear Flag Republic, photographer facing southwest.
7. Photograph #1

6. View of the east side of Broadway, photographer facing southeast.
7. Photograph #2

6. View of the east side of First Street East, photographer facing northeast.
7. Photograph #3

6. View of the east side of First Street East, photographer facing southeast.
7. Photograph #4

6. View of the west side of First Street West, photographer facing northwest.
7. Photograph #5

6. View of the west side of First Street West, photographer facing northwest.
7. Photograph #6

6. View of the north side of West Spain Street, photographer facing north-east.
7. Photograph #7

6. View of the Sebastiani Building, photographer facing east.
7. Photograph #8

6. View of the north elevation, Clewe House, photographer facing south
7. Photograph #9

6. View of the Plaza, photographer facing northeast.
7. Photograph #10

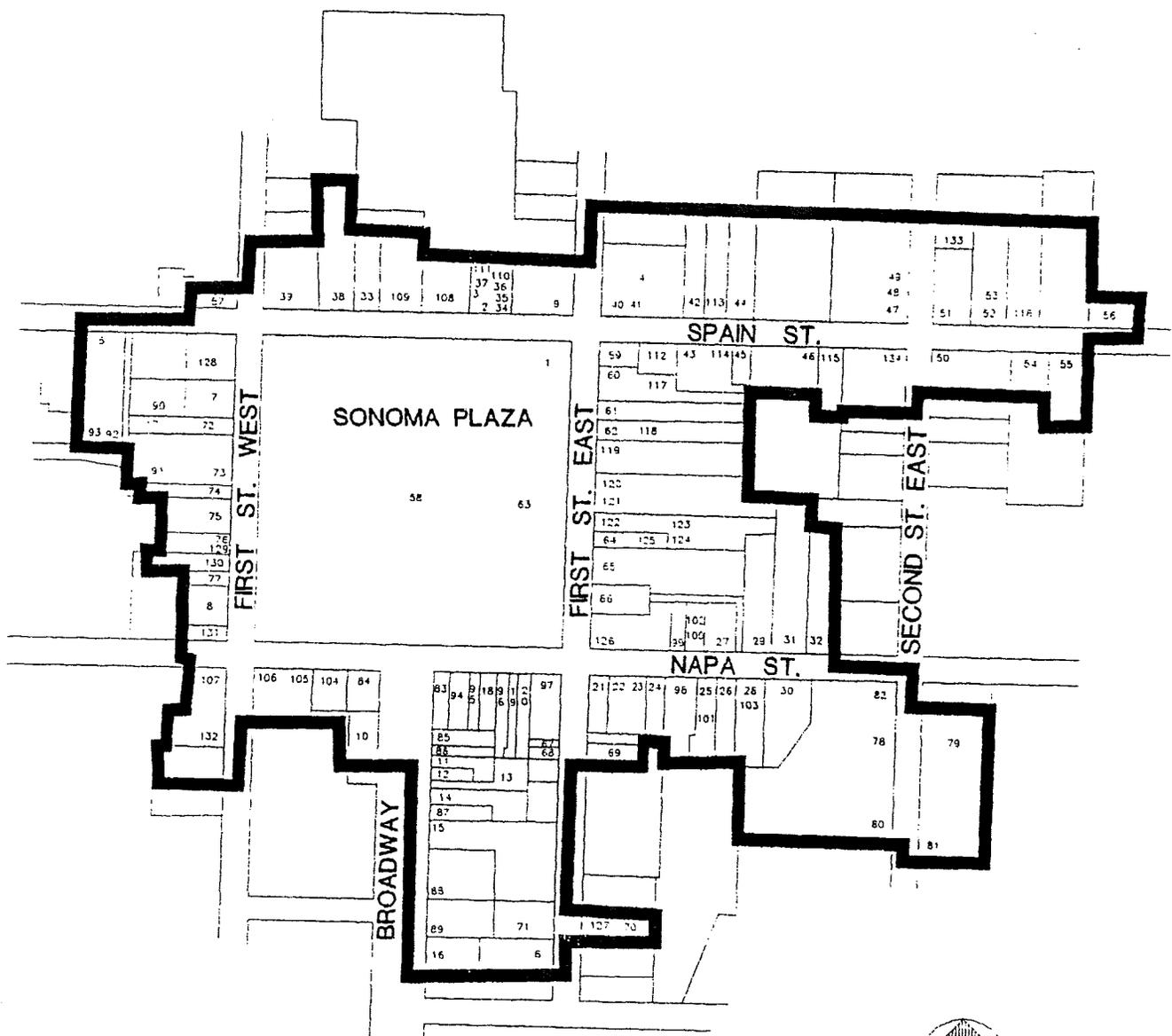
United States Department of the Interior

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

Photographs: Sonoma Plaza National Historic Landmark District

6. View of the stone bridge over the duck pond in the Plaza, photographer facing northeast
7. Photograph #11

6. View of Second Street East with the stone bridge and retaining wall over Nathanson Creek and the Durhing House fence in the background, photographer facing southeast.
7. Photograph #12



SONOMA PLAZA NATIONAL HISTORIC LANDMARK



- LEGEND**
- 1 - 9 National Historic Landmark Contributing
 - 10 - 82 National Register Contributing
 - 83 - 134 Non-Contributing

*Sonoma, CA
Sonoma County*

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CITY OF SONOMA

Historic Property Evaluation Report

on

**447 First Street West
Sonoma, California**

Jo Markwyn
History 501
Stephen Mikesell
December 17, 1998

1. Executive Summary

The two-story, wood frame, vernacular commercial building at 447 First Street West in Sonoma, California is eligible for listing on the National Register of Historic Places under both Criterion A and Criterion C. It is significant at a local level under Criterion A for its association with the commercial life of the small town of Sonoma during its period of significance from 1875 to 1910. A representative of the small multi-use buildings common in small towns, the building is significant as a remnant of Sonoma's late nineteenth century period of economic stagnation. Further it is also significant for its association with the Chinese in Sonoma during the period of anti-Chinese agitation in the late nineteenth century, having housed a Chinese laundry during much of that time. It is significant for its association with the Chinese attempts to make a place for themselves in American society in the face of the rampant prejudice, economic pressure and occasional violence and to adapt American spaces to their uses.

The building at 447 First Street West is also eligible under Criterion C as a vernacular, multi-use wood frame building that represents a distinctive type of building found in mixed use areas of small towns in the late nineteenth century. It shows the influence of the Greek Revival tradition and a distinctive local use of chamfered posts inspired by the local adobe building tradition. It is significant for its interchangeability of uses and as a local representation of an important vernacular building tradition. It is among the oldest frame commercial buildings in the town and on the Plaza. Its good condition makes it a good representative of this type

The building is in good structural condition and retains a remarkably high degree of integrity. The setting and location facing the west side of the Sonoma Plaza are essentially unchanged. In the late nineteenth century this was a commercial district in which the commercial buildings often provided housing for the employees or owners. The area is currently a commercial district, and the second story of the building is the residence of the owners. In addition the appearance of the building has changed very little since the 1880's. The original design, workmanship, and materials are all present in the building and are in good condition. Furthermore it conveys the feeling of a nineteenth century small town commercial building. Therefore, the building satisfies the criteria for listing on the National Register of Historic Places under both Criterion A and Criterion C.

2. Description of Property

The building at 447 First Street West facing the west side of the Plaza in Sonoma is a vernacular two story, wood frame, gable roofed building with a porch roof across the facade. (Photograph 1) There is a hint of the Greek Revival tradition in its front gable form and bilateral symmetry. Apparently built in the early 1870s when this lot and the adjacent lots to the north were a single property owned by Camille Aguilon, a French immigrant winemaker, and thus possibly the oldest surviving frame building on the Plaza, it has served as a commercial building, in the past housing a Chinese laundry, a restaurant and rooming house, a music store and an antique store, and has been a dwelling. While the Plaza is now primarily a commercial area, at the time of the building's construction, there were both residential and commercial buildings around the Plaza. Currently the building houses an art gallery on the first floor while the second floor serves as the residence of the owners of the building. There is permanent landscaping along the north and south sides of the building. It is separated by the planting and a driveway on the north side from a two story wood frame commercial building commonly referred to as the Ruggles Building which is known to have been built between 1873 and 1875 by Aguilon to store wines for his winery. This helps date the building at 447 First Street West which is known to have been constructed prior to the Ruggles Building . About ten feet to the south is the brick building known as the Batto Building, constructed in 1912, which is divided into three commercial spaces. (Photograph 2) At the rear of the building is a lawn and small garden. Situated near the middle of the block, the building at 447 West First Street is located on the southern edge of the original Lot 34, the northernmost of the two lots that make up the block of First Street West that runs along the west side of the Plaza. There is pictorial evidence from the late 1860s of a one story adobe store with a similar porch structure on the site, but there is no evidence of adobe in the current building. Presumably the adobe was pulled down and replaced by the two story wood frame building in the early 1870's. Photographs from 1887 and the early 1890s show the present building in its present location and show that the facade has remained essentially unchanged over the last one hundred years.

The narrow gable end of the rectangular building faces the Plaza. It is set at the edge of the sidewalk and has a balustraded full width porch roof that extends over the sidewalk to the edge of the street. (Photograph 1) At the rear is a one story square gable roofed extension. (Photograph 3) The building is approximately 21 feet wide by 39 feet long in the main section with the one story extension approximately 21 feet by 21 feet. and it has undergone little modification since its construction other than the addition of the rear extension soon after it was built and the modern addition in the late 1940s of an entrance on the north side to the second floor apartment. (Photograph 4) The building is of wood frame construction with a modern composition roof.

Given the time and place of its construction, it is probably of balloon frame construction. The original foundation was probably mud sill, but it has been shored up with concrete and lifted in several places with concrete piers. (Photograph #5) The walls of the main section are clad in horizontal wood drop siding while the rear extension is clad in vertical wood board and batten siding. The building is essentially unadorned except for the porch and balcony structure on the facade and the small modern porch on the north side. The windows have simple wood surrounds and sills. The gable and eave overhangs are narrow with plain fascia and enclosed rafters, and there are narrow corner boards. (Photographs 1 and 2)

The facade is bilaterally symmetrical with three bays up and down. The large first floor windows on either side of the centrally placed entry are fixed and divided into two lights by a vertical wooden mullion. (Photograph 1) These large shop windows probably replaced smaller ones that matched the wooden sash windows with six over six lights on the second floor early in its use as commercial building. The doors and windows on the main section all have simple wood surrounds and sills. The first floor entry on the facade is at sidewalk level since the level of the walkway and street was raised when permanent sidewalks were installed. There is also a central door that opens onto the balcony created by the balustrade that encloses the porch roof. The earliest pictures of the building from the 1880's show an open railing around the porch roof. The railing remains, but it is now backed by wooden panels on all three sides, possibly for safety or for privacy. (Photograph 6) The porch roof angles slightly downward and is supported at the front by four chamfered posts topped by square capitals. (Photograph 7) The chamfered posts may reflect Sonoma's tradition of adobe construction since they were frequently used on adobes. While there is no concrete evidence to support the idea, the posts may have been part of the adobe building that this building replaced since the pictures of the adobe show a porch roof of similar dimensions supported by four posts. The beams supporting the porch roof are anchored to the facade by modern metal hangers. Metal braces also reinforce the attachment of the capitals to the posts. Metal sheathing covers the lower part of the posts on the street side to provide protection against the cars that park diagonally in front of the building.

The symmetrical pattern of windows and door on the facade is not repeated in the sides. The south side has an irregular fenestration pattern with three six over six windows down and two up. The north side has three six over six windows up and two down, also spaced at irregular intervals. In addition there is a modern ground floor entrance to the second floor residence added in the late 1940's with a small porch at the rear of the north side. The six foot by six foot porch has a raised concrete floor and a low pitched wood shingled gabled roof supported by two chamfered posts, echoing those on the facade. (Photograph 4)

The one story gable roof extension on the rear of the building is of wood construction with board and batten cladding and a modern composition roof. There are small non-sash windows on the sides and on the rear elevation. The one on the rear has six lights. There is a half glass door offset to the south of the center of the rear elevation. (Photograph 3) While probably a later addition, given the difference in the siding, the 1888 Sanborn Fire Insurance Map shows a rear extension on the building, indicating that it was added probably within the first decade of the building's use. The extension shown on the Sanborn maps for 1888, 1891, 1897 and 1905 is half again as long as the existing one. In 1911 the Sanborn map shows the rear extension at its present dimensions, indicating that a section had been removed between 1905 and 1911. The rear elevation of the second story of the main structure has two small non-parallel windows with similar wood surrounds and sills. One is almost in the center and the other about a foot to the south and about six inches lower at the top and bottom. (Photograph 3)

The building at 447 West First Street has changed very little since it was built. It is not clear from the historical records whether it was built as a dwelling or as a commercial building, and since it is one of the small interchangeable buildings that could serve several purposes, the architectural evidence is not definitive. Whether or not it was built as a dwelling, the earliest recorded usage is as a Chinese laundry on the 1888 Sanborn Fire insurance map. Since it was customary for the laundry workers to live in the laundry, it is likely that the second floor was used to house the workers. This usage is shown on the Sanborn maps from 1888 through 1905. In 1911 the building is vacant and the rear extension has been shortened. In 1923 it is a restaurant and in 1934 it is a dwelling. Other evidence suggests that it was a restaurant and rooming house by 1915. In recent years it has returned to the pattern of commercial use of the first floor with a residence above. The building remains in good structural condition and has retained a remarkably high degree of integrity. The location and the setting remain the same, a commercial area facing the Sonoma Plaza, despite the changes in the Plaza. Architecturally it has a high degree of integrity since the few changes do not significantly affect the facade and the face presented to the public. The building also conveys the feeling of an early commercial building of Sonoma.

3. Historic Context

The building at 447 First Street West is a remnant of the late nineteenth century commercial life of the town of Sonoma, a period when the town was stagnating economically. To place the building in its proper historical context and to assess its significance for the period 1875 to 1910, it is necessary to give a brief account of the general history of the town of Sonoma.

The origins of the modern small city of Sonoma can be found in the establishment in 1823 of the Mission San Francisco de Solano de Sonoma, the last and northernmost of the Franciscan missions. In 1835, during the period of the secularization of the missions, Governor Jose Figueroa ordered Lieutenant Mariano G. Vallejo to establish a presidio and pueblo at the site of the mission. Shortly thereafter Vallejo laid out the pueblo according to the design set forth by the Law of the Indies in a grid around a central plaza. The town was replatted several times, the final time by Jasper O'Farrell in 1850, retaining the pattern laid out by Vallejo. The center of the town still retains that plan. However, although Sonoma was laid out according to the Law of the Indies, it was "occupied almost immediately by as many Americans as Mexicans,"¹ or Californios as they preferred to call themselves.

At the time the United States acquired California, Sonoma was the major settlement in the area, serving as a center of government and as a destination for American emigrants. There was a mixed population of Californios and Americans, with Mariano G. Vallejo the dominant figure as he was to remain for many years. Sonoma was the site of the Bear Flag Revolt in 1846 and the short lived California Republic. However, the Gold Rush with the resulting great influx of population and rapid growth of other towns led to the decline in Sonoma's position. Other towns developed closer to the gold fields and on more direct transportation lines. Santa Rosa and Petaluma grew quickly, rivaling Sonoma's position in the county. For a brief while the prosperity of the town was sustained by the stationing of an army unit in the town and its position as the county seat for the new county of Sonoma. At the request of the inhabitants, the legislature incorporated Sonoma as a city on April 4, 1850. The hope was that it would help regularize land titles and define the town's boundaries. However, as in other areas in California where land titles derived from Mexican grants, it took many years to settle disputes, so the incorporation did not solve the title problems which were to plague development of the town for many years. With the withdrawal of the Army unit in December 1851, Sonoma began an economic decline. A further blow to the prosperity of the town came in 1854, when

¹ Dell Upton, "Mariano Guadalupe Vallejo, the Petaluma Adobe and The Town of Sonoma," Vernacular Architecture Forum Annual Meeting Tours, May 1985, p. 15.

Santa Rosa replaced Sonoma as the county seat.² Many Sonomans believed that Santa Rosa had stolen the county seat from them, a belief strengthened by the spiriting away of the county records at night by Santa Rosans.

Following the loss of the county seat, Sonoma essentially stagnated for the next several decades. Disputes over land titles aggravated the situation and resulted in a further blow to the development of the town when the town was disincorporated in 1862. Vallejo instigated this action without the knowledge of the city government to protect titles to land that he had granted against suits by the city. He persuaded the state legislature to pass legislation permitting the disincorporation of the city since without a city government, of course, there could be no suits. Three trustees were selected to carry out the remaining business of the city and pay its debts. Among other actions taken, the trustees sold the city streets, an action which was to hamper later development.³ Not until 1883 was the town reincorporated with much more limited boundaries. Until then the only government services were those provided by the county supervisors, and those tended to be few. Bypassed by the major transportation routes of the area and with no railroad service until 1880, the town grew little. In 1873 C. A. Menefee in his account of Sonoma County wrote of Sonoma:

Since losing her importance as the county town she has not improved. While every other town in the county has been changed entirely by the hand of progress, Sonoma has remained almost stationary. We look at it today, and a great part of it is the same old Mexican town it was in 1846. But this stagnation only belongs to the town, the valley is quite different.⁴

During this time disastrous fires destroyed many of the buildings around the Plaza, and the Plaza itself saw little maintenance. Essentially a dirt area, livestock were often turned loose to forage on it. There were essentially no trees, fences or improvements on it. Photographs from that era show dirt streets poorly maintained and a generally unkempt appearance. Poorly maintained drainage ditches and streams flowed through the Plaza and streets.

However, as Menefee indicated, the agricultural area of the Sonoma Valley prospered. By this time extensive vineyards had been planted and wineries built both in the valley and in Sonoma proper. Camille Aguillon, the French immigrant who owned the building at 447 First Street West, established a winery in Sonoma shortly after his arrival in 1865. He began acquiring the land and buildings on First Street West in the early 1870's,

² Robert D. Parmelee, *Pioneer Sonoma* (Sonoma, Ca.: The Sonoma Index-Tribune, 1972), pp. 95-102.

³ Parmelee, p. 102-103.

⁴ C. A. Menefee, *Historic and Descriptive Sketch Book of Napa, Sonoma, Lake and Mendocino Comprising Sketches of their Topography, Productions, History, Scenery and Peculiar Attractions* (Napa, Ca.: Reporter Publishing House, 1873), p. 259.

purchasing the property the building at 447 First Street West occupies in 1873.⁵ It is probable that the building was already on the property although its use is unknown. Aguillon's winery succeeded and weathered the phylloxera outbreak of the 1870's and 1880's which destroyed many of the vines in the valley. In many ways he typifies the successful immigrant as well as many of the businessmen of the time in having additional interests outside the winery. He owned a small vineyard, additional tracts of land on the outskirts of the town which he hoped to develop, and a quarry.⁶ Thus he was involved in three of the important commercial enterprises of the town - the wine industry, land development and the quarry business. Furthermore, he was a landlord, renting the building at 447 West First Street for use as a Chinese laundry.

Sonoma had a substantial Chinese population in the last half of the nineteenth century. The Chinese came to California in the 1850's to seek gold, and more came in the 1860's to build the transcontinental railroad. After the completion of the railroad and the decline of gold mining, the Chinese moved into other areas of California and into other occupations. In 1860 and 1861, Colonel Agoston Haraszthy employed Chinese workers to plant vines on his Buena Vista Ranch which introduced the use of Chinese labor to the viticulture industry of the Sonoma Valley.⁷ They remained an important source of agricultural labor in the area for the rest of the century. By the 1880's there was a substantial Chinatown in Sonoma, located primarily at the northwest corner opposite the Plaza on First Street West and Spain Street. There were two Chinese laundries, one of which was the building at 447 First Street West, and six other buildings labeled Chinese on the 1888 Sanborn Fire Insurance map on Spain Street and First Street West. Laundries, or wash-houses, were a common Chinese enterprise throughout California. Competition with whites was minimal since the potential for profits was not great and it was not an occupation attractive to white males. However, laundries did offer the Chinese an opportunity for self employment and association with other Chinese. Typically the proprietor and his employees, usually three to five, lived on the premises.⁸

A perusal of the Sonoma Index-Tribune for the mid 1880's reveals that anti-Chinese agitation was as prevalent in Sonoma as in the rest of the state.

⁵ 35 Deeds 39-40 and 42 Deeds 489-91. Office of the Recorder, Sonoma County.

⁶ Isaac De Turk, *The Vineyards in Sonoma County; being the Report of I. DeTurk, Commissioner for the Sonoma District to the Board of State Viticultural Commissioner of California* (Sacramento: State Office, 1893), p. 1; *Sonoma Index-Tribune*, April 26, 1890; California State Mining Bureau, *The Structural and Industrial Materials of California*. Bulletin No. 38 (San Francisco, 1906).

⁷ Sucheng Chan, *This Bittersweet Soil: The Chinese in California Agriculture, 1860-1910* (Berkeley: The University of California Press, 1986), p. 240-249.

⁸ Paul Ong, "An Ethnic Trade: The Chinese Laundries in Early California," *The Journal of Ethnic Studies*, 8 (Winter 1981) pp. 100-4.

Most of the Chinese in the area were agricultural workers, some of whom lived in town along with the laundry workers and a few merchants specializing in Chinese goods. One specific local manifestation of the anti-Chinese feeling was an attempt to establish what the newspaper called a "white labor laundry" in the town. Several mass meetings were held early in 1886 to investigate ways to dispense with Chinese labor and especially to encourage the establishment of a white run and staffed laundry.⁹ These meetings produced no concrete results, and the September 11, 1886 edition of the paper complained that the Chinese laundrymen had seen that there was going to be no white competition and had raised their prices. The paper also expressed concern several times over the need for an adequate agricultural labor force, even if it meant hiring Chinese workers.¹⁰ However, it is clear from the paper during the 1880's and beyond that there is a constant anti-Chinese tone and support for a national policy of exclusion. As the exclusion policy took effect as a result of federal legislation, adopted initially in 1882, renewed in 1892 and made permanent in 1902, the Chinese population declined in Sonoma as it did throughout California, and by the 1905 Sanborn fire Insurance map, only the two Chinese laundries and one additional building remain of Sonoma's Chinatown. By 1911 they are all gone.

At first glance it seems unlikely that a Chinatown would occupy so prominent a place in Sonoma as a section opposite the Plaza. However, the Sanborn maps show that the east and south sides of the Plaza were the areas more heavily occupied by traditional businesses. Sonoma remained a small town throughout the nineteenth century having a population of fewer than 800 people and by 1910 only achieving a population of 957.¹¹ What little growth it had was slow, so there was no great competition for space. In addition, when the railroad finally came to Sonoma in 1880, the tracks entered Sonoma from the east and ran down the middle of Spain Street to a depot and railroad yard in the northwest corner of the Plaza. Without an effective city government, those opposed to this occupancy and route were unable to prevent it. This use rendered that section of the Plaza and the surrounding area less desirable which may in part account for the location of the Chinatown. However, there is no clear evidence as to when the laundry was established in the building at 447 First Street West. Clearly it was well established by the middle of the 1880's and may well have been so ten years earlier. By 1890 as the result of a suit against the railroad, the tracks and depot were moved two blocks to the north.

⁹ *Sonoma Index-Tribune*, January 30, 1886, February 6, 1886, February 13, 1886, February 20, 1886

¹⁰ *Sonoma Index-Tribune*, March 20, 1886, April 10, 1886.

¹¹ United States Department of Commerce. Bureau of the Census, *Thirteenth Census of the United States taken in the Year 1910: Population 1910, Alabama to Montana* (Washington, D. C.: Government Printing Office, 1913), Vol. II, p. 150.

There were attempts during the last few decades of the nineteenth century to stimulate the economy and improve the town, and the Plaza in particular. However, a general reluctance on the part of the members of the city council to pass bond issues or to tax meant that the city did not undertake major improvement projects, and private ones rarely succeeded. Not until well into the twentieth century was there, for example, a reliable city water system. This was one reason for the several devastating fires around the Plaza in the nineteenth and early twentieth centuries. Removing the railroad from the Plaza was seen as a first step toward civic improvement. However, lasting improvements of the Plaza waited until the first decade of the twentieth century when the newly formed Women's Club launched a plan of beautification for the town which included improvements for the Plaza. Gradually over a number of years, the plaza was landscaped. This was the period that saw the building of the Mission Revival City Hall and the Carnegie Library on the Plaza and the restoration of the Sonoma Mission Chapel. The Mexican heritage of the town came to be seen as something romantic and desirable. It made an undistinguished town distinctive and attracted tourists which benefited the town economically. The arrival of the railroad with its day excursions had alerted the town to the potential for tourism. The city built a picnic pavilion in the center of the Plaza in the 1880's to attract tourists. By the turn of the century, the pavilion housed the city offices and the jail. The movement for civic improvement corresponded to the decline of the Chinatown, but that decline was more likely linked to the national policy of exclusion which resulted in a general decline of the Chinese population in the United States than to local matters.

Through all of this, the building at 447 First Street West survived essentially unchanged on the exterior. Camille Aguillon died in 1906, having given his property on First Street West to his three daughters.¹² The *Sonoma Index-Tribune* reported in March 1908 that they "were remodeling their frame building [447 First Street West] facing the Plaza on the West side of the same for hotel purposes."¹³ By 1915, Mary Chase was keeping a restaurant and hotel in the building. Whether the Chinese who ran the laundry left voluntarily or had their use of the building revoked by the new owners is unknown. The building remained in the Aguillon family until the death of Elise Aguillon in 1943 at which time it was sold to Daniel and Blanche Ruggles who had been renting it as a dwelling since 1931. The building is currently owned and the second floor residence occupied by Walter Charles Ruggles, their son.¹⁴

¹² 232 Deeds 466-468, Office of the Recorder, Sonoma County.

¹³ *Sonoma Index-Tribune*, March 28, 1908.

¹⁴ 623 Official Records 124, 623 Official Records 125-6, Official Records 82047247.

Office of the Recorder, Sonoma County.

The building at 447 First Street West is a remnant of late nineteenth century commercial life in Sonoma. It is a survivor of the period when Sonoma was a backwater in the growing Sonoma County. It is significant as one of the few multi-use buildings to have survived the fires of the era and the more specialized rebuilding that took place around the Plaza in the twentieth century. It derives further significance from its role as a Chinese laundry during the period of strong anti-Chinese agitation, demonstrating the way in which the Chinese were able to maintain a place in the community despite opposition and their ability to adapt American buildings to their own purposes.¹⁵ Thus the building is significant in the range of associations that it presents with the history of Sonoma for the period 1870 to 1910.

4. Application of National Register Criteria

The building at 447 First Street West in Sonoma, California is eligible for listing on the National Register of Historic Places as a locally significant property under Criterion A for its association with the commercial life of the city of Sonoma in the transitional period between 1875 and 1910 and for its association with Sonoma's Chinese population during the same period. That period 1875-1910 is the period of significance. The building is a remnant, an example of the small multi-use building that was common in that period, but which later gave way to the more specialized commercial building. It is also significant because of its association with Sonoma's Chinatown and the lives of the Chinese workers in Sonoma between 1870 and 1910. Further, it is eligible for the National Register under Criterion C as a rare unmodified example of nineteenth century vernacular architecture.

The streets fronting on the Sonoma Plaza have always been the heart of the commercial life of the city of Sonoma. In the second half of the nineteenth century when the town was very small and relatively stagnant, that area was the only commercial area of the town and was also a mixed use area of dwellings and commercial buildings. The building at 447 First Street West is representative of that period and is the oldest surviving wood frame building on the Plaza. The numerous fires of the late nineteenth and early twentieth century destroyed many of the other early frame buildings as well as adobes on the Plaza. A comparison of the Sanborn maps from 1888 with later ones show that many of the small frame buildings did not survive, often removed to make way for newer construction.

¹⁵ Similar adaptations of essentially American buildings by the Chinese can be seen in the town of Locke, a town that developed in the Sacramento Delta to house Chinese agricultural workers. See Christopher Yip, "A Chinatown of Gold Mountain: The Chinese in Locke, California," in *Images of an American Land: Vernacular Architecture in the Western United States*, ed. by Thomas Carter (Albuquerque, N. M.: University of New Mexico Press, 1997), pp. 163-4.

The building at 447 First Street West was acquired in 1873 by Camille Aguillon, a French immigrant, who typified the diversified commercial interests of the small entrepreneurs in Sonoma. He owned a winery on property adjacent to the building. In addition he owned several other properties from which he derived or hoped to derive income, including a small vineyard, a quarry and property that he planned to subdivide and sell. The property at 447 West First Street was rental property, another commercial venture. From at least the early 1880's until his death in 1906, he rented the property for use as a Chinese laundry. Laundries, especially Chinese laundries, were low level commercial enterprises bringing in only a small profit and little prestige, but they were an essential part of the commercial life of any city or small town during the period of significance. Thus the building is significant as an example of the nineteenth century commercial life in Sonoma. It is also significant as a representative of the small business building that also provided lodging for its workers on the second floor above the shop.

The building at 447 First Street West is also significant at the local level for its association with the Chinese in Sonoma between 1875 and 1910 during the period of severe anti-Chinese agitation. It housed a Chinese laundry and provided living quarters for the laundry workers during most of that time and was part of Sonoma's small Chinatown. The Chinese in Sonoma experienced the anti-Chinese agitation that was widespread throughout California during that period. The Chinese laundry in Sonoma was a particular target of white dissatisfaction with the presence of Chinese in the community. There were unsuccessful attempts to establish a white laundry which the Chinese successfully weathered until the full effects of the exclusion policy reduced the number of Chinese in the town of Sonoma and resulted in the gradual abandonment of the Chinatown. Thus the building is associated with the struggles of the Chinese to withstand the anti-Chinese movement in the small towns of California and to make a place for themselves in the community despite it. It also demonstrates the way in which the Chinese were able to adapt American spaces to their own uses.

The building retains a high degree of integrity in all seven aspects. The condition is good, and the facade is essentially unchanged from the 1880's. It is in its original location, and its setting in a commercial area facing the Sonoma Plaza is unchanged. The design, workmanship, and material are all representative of the time in which it was built and of its period of significance, 1875 to 1910. The small frame commercial building was common at that period, and this building evokes a feeling of that time. It is still being used as a commercial building with dwelling space on the second floor as it was during its period of significance. While it is now houses an art gallery, it could easily house almost any small commercial enterprise. The addition of the north side entrance to the second floor is unobtrusive and

does not negatively affect the feeling or appearance of the building. Because of the location of the side entrance and the landscaping, one is not aware of it when viewing the facade from the street. Thus the building is eligible for listing on the National Register of Historic Places under Criterion A, association with events that have made a significant contribution to the broad pattern of our history on a local level of significance because of its association with the commercial life of Sonoma between 1875 and 1910 and for its association with the life of the Chinese in California during the time of the anti-Chinese agitation.

In addition, the building at 447 West First Street is eligible for listing on the National Register of Historic Places under Criterion C, architecture. It is significant as an example of the small multi-use vernacular wood frame building common in small towns, especially in mixed use areas in the second half of the nineteenth century. Its period of significance is 1875 to 1910. Few of these buildings have survived unchanged as this one has. Because they are small and of wood, many have either burned or been torn down to make way for newer buildings. The builders constructed it of wood using local materials and local labor. It reveals local influence in the use of the chamfered posts inspired by the use of such posts on the adobe buildings of the town. The simple gable end and symmetrical facade show the influence of the Greek Revival tradition. The period of construction, the early 1870's, is late for Greek Revival, but it is not uncommon for such features to appear in what is essentially a folk building. The ways in which the building has been used over the years reflect its interchangeable nature. During its period of significance, 1875 to 1910, it served as a commercial building with residential space on the second floor. It has been in its history both a commercial building with residential space on the second floor and a dwelling. Its current use as an art gallery with residence above is fully compatible with its historical use. Its significance architecturally comes from its vernacular design and use and from its survival almost unchanged as indicated by the above discussion of its integrity. Also it is significant in Sonoma where much of the early building was in adobe as an example of a vernacular wood frame building. Thus the building is eligible for listing under Criterion C as a significant example of a small town, multi-use, vernacular building.

5. Conclusions

The building at 447 First Street West in Sonoma, California is eligible for listing on the National Register of Historic Places under both Criterion A and Criterion C. It is significant at a local level under Criterion A for its association with the commercial life of the small town of Sonoma from 1875 until 1910. It is representative of the small multi-use buildings common in small towns, few of which have survived nineteenth century fires and

twentieth century rebuilding. This building is associated with the commercial life of Sonoma and is a remnant of its late nineteenth century period of economic stagnation. Further it is also significant at the local level under Criterion A for its association with the Chinese in Sonoma during the period of anti-Chinese agitation in the late nineteenth century, having housed a Chinese laundry during much of that time.

The building at 447 First Street West is also eligible under Criterion C as a vernacular, multi-use wood frame building that represents a distinct type of building found in mixed use areas of small towns in the late nineteenth century. It shows the influence of the Greek Revival tradition with the addition of a distinctive local use of chamfered posts inspired by the local adobe building tradition. It is significant for its interchangeability of use and as a local unmodified representation of a significant vernacular building tradition.

The building is in good condition and retains a remarkably high degree of integrity. The setting and location are essentially unchanged. In the late nineteenth century the area around the Sonoma Plaza was a commercial district in which the commercial buildings often provided housing for the employees or owners. The area is still a commercial district, and the second story of the building is the residence of the owners. In addition the appearance of the building has changed very little since the 1870's. The original design, workmanship and materials are all present in the building. Furthermore it conveys the feeling of a small town commercial building. Therefore, the building satisfies the criteria for listing on the National Register of Historic Places under both Criterion A and Criterion C.

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Photograph 1 - Facade



Photograph 2 - Facade and north side

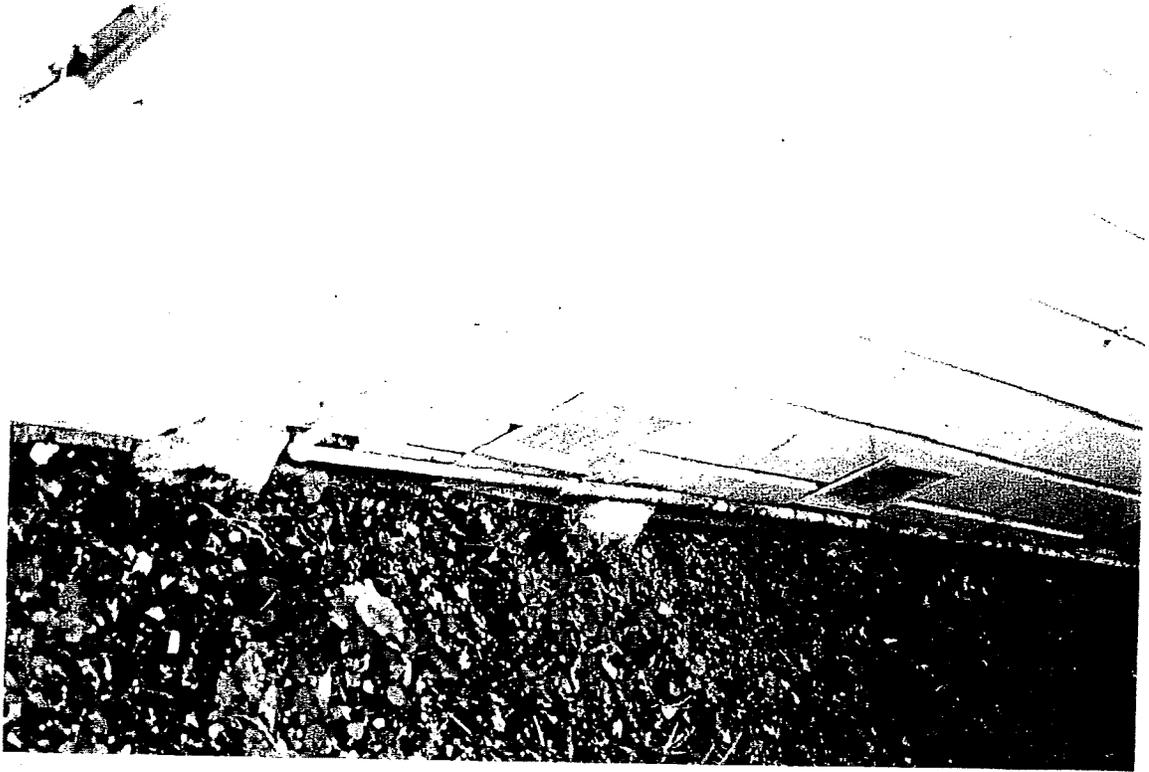


Photograph 3 - Rear extension



Photograph 4 - Second floor entry and porch - north side

OCT 19 2015



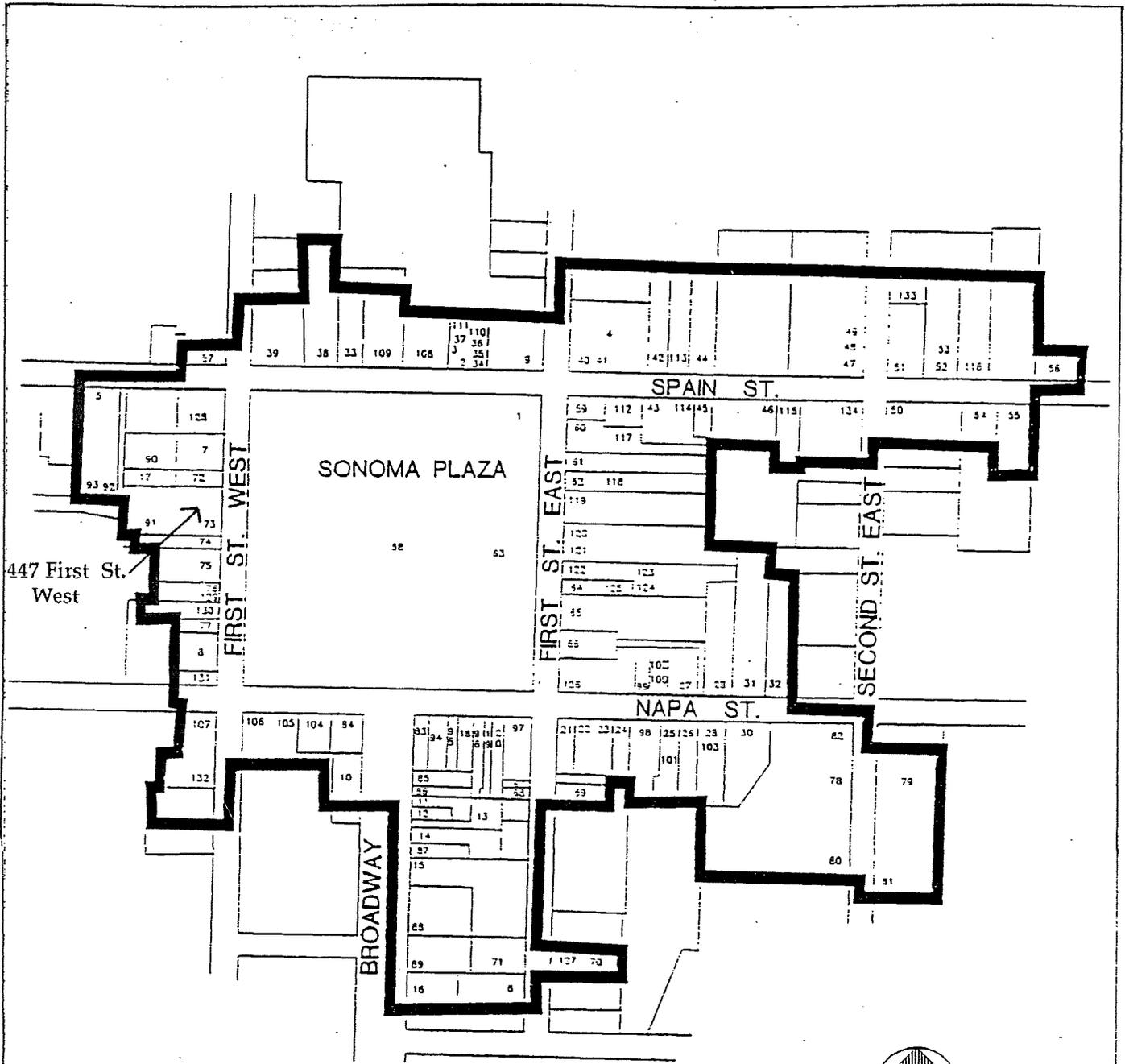
Photograph 5 - Foundation



Photograph 6 - Balustrade on facade



Photograph 7 - Chamfered posts with capitals



Sonoma Plaza
 Sonoma, California

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

- Common name: Ruggles Building
- Historic name, if known: C. Aquillon Bldg
- Street or rural address: 447 First St. W.
 City: Sonoma ZIP: 95476 County: Sonoma
- Present owner, if known: Walter Ruggles, Ann Address: 447 1st St. W.
Ruggles Scripinger
 City: Sonoma ZIP: 95476 Ownership is: Public Private
- Present Use: Shop & Residence, 2nd fl Original Use: Wine Storage
 Other past uses: Chinese Laundry, store & employment office for Chinese, Rooming House & Restaurant & residence.

DESCRIPTION

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

This two story gable roof building with Greek Revival feelings situated on Lot No. 34 of the Town of Sonoma on the West side of the Plaza has an extended roof over sidewalk with square posts and wood railing on top, exterior is wood ship latch siding. First floor has a large 2-paned window on either side of entrance. Second floor has double hung 6 over 6 light windows on either side of glass paneled door. The building may have been originally partially adobe which no longer exists. The building is constructed of vertical, 1 1/4" thick tongue-and-groove redwood. Attached to the rear is a single story lean-to. 1947 northern entrance to upstairs was added.

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

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



See City Map - Area 10

- Approximate property size:
 Lot size (in feet) Frontage 103 same parcel
 Depth 200 as 437/439
 or approx. acreage _____
- Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
- Is the feature a. Altered? b. Unaltered?
- Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
- Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

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

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction @ 1860's This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

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

Jan. 10, 1842 Lot No. 34 was granted to Salvador Vallejo by M.G. Vallejo. Mid 1870's property with building was purchased by Camille Aguilon who had established his winery on First St. W. @ 1865, in Saga of Sonoma, George Breitenbach (a resident of Sonoma since 1859) wrote: The first I can remember (about 1865) of Chinese in Sonoma was the Hi-Lo House on the west side of Sonoma's Plaza. Hop Wo, the head man, conducted laundry, store & employment office for Chinese. 1872 photo shows a one story adobe-walled building with shingle roof extending to form porch supported by posts. The exact date of the building of this structure has not been determined. However, the following dates have been verified:

1888 - Sanborn map shows two-store frame building on this site.

1888 - Map of Sonoma identifies this bldg. as a "Chinese Laundry".

1897 - Sonoma Index Tribune news item, Charley Hoy was proprietor of the Wing Sing Laundry, and later became Charles Hoy & Co-a Chinese fruit drying firm.

1906 - C. Aguilon died and left his real estate to his three daughters.

1910-23 - Mrs. Mary L. Chase occupied the bldg. renting rooms upstairs

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

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

Sonoma County Records

Richard Forman

Amy Heggie

August Pinelli

Margaret Ruggles Patrick

Ann Ruggles Scrimger

Pete Kiser

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

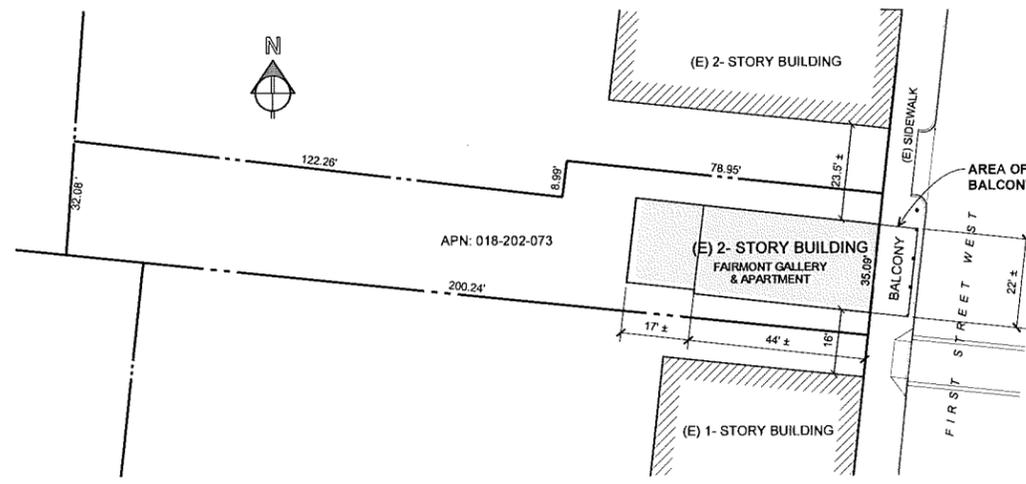
(State Use Only)



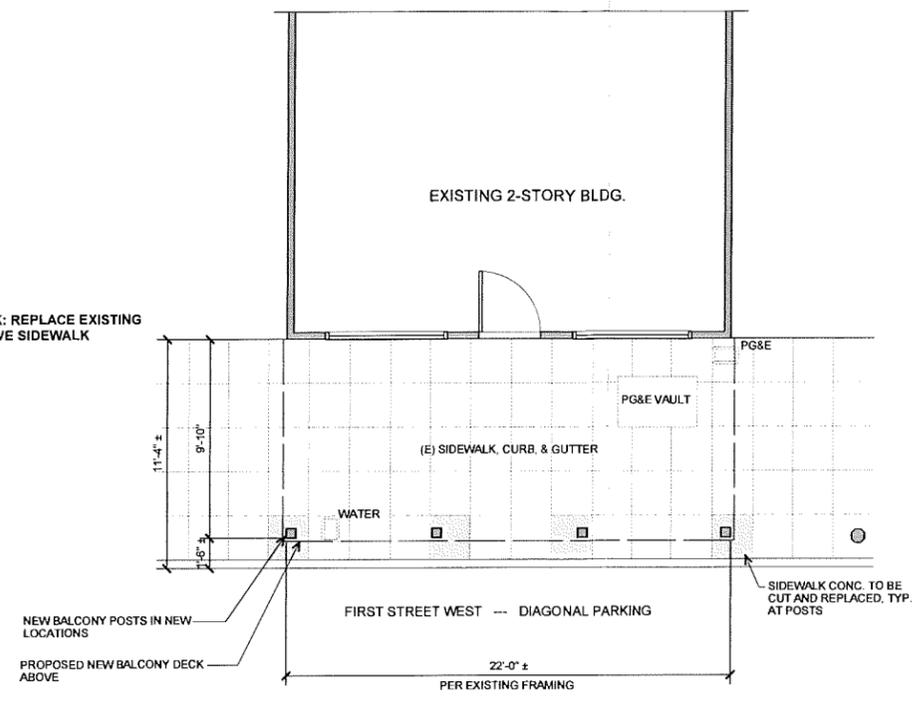
(Cont. Ruggles Building)

1932 - Ruggles family leased building as their home.
1944 - Ruggles purchased building.

This commercial building over 100 years old with an overhanging porch has played an important role in the commercial development of the plaza.



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



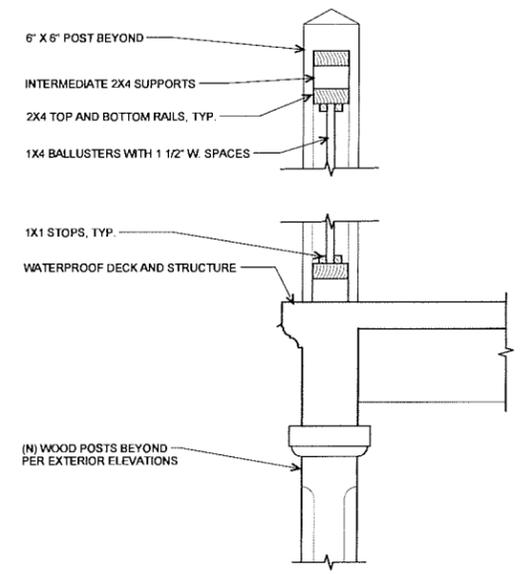
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION

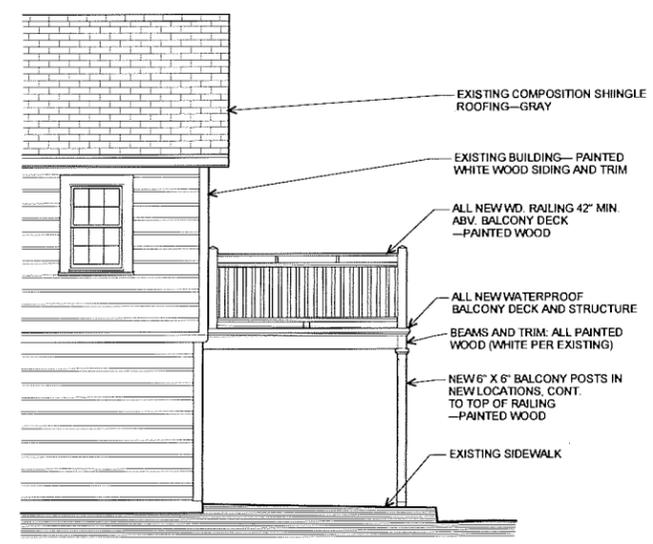
This project consists of removing the existing wood sidewalk canopy-deck and replacing it with a code compliant structure that maintains a similar look to the existing canopy but provides a level walking surface for the second floor tenant. It also will provide the code required 42" high railing surrounding the deck area.

Drainage will be towards the street with a continuous drip flashing at the street edge. The deck structure will have lateral running bead-board visible between the 3" x 8" joists from the sidewalk below. Above the bead-board is a structural marine plywood deck covered by Duralast 40, or similar waterproof deck material.

The four 6" x 6" posts, each containing a 4" x 4" steel tube surrounded by 1" redwood trim boards, will be moved back from the curb line by 18" to prevent car bumper damage. The entire structure and the existing building will be repainted with a warm white exterior latex paint similar to Benjamin Moore Cloud White.



1 RAIL SECTION
SCALE: 1 1/2" = 1'-0"



SOUTH ELEVATION
(NORTH SIMILAR)

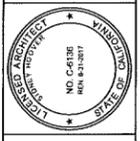


EAST ELEVATION

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

REVISIONS	BY

SIDNEY HOOVER ARCHITECTS AIA
ARCHITECTURAL DESIGN STUDIO
Sonoma, CA 95476
Tel: 707-939-9995



PLANS AND ELEVATIONS
PROJECT NARRATIVE

PROPOSED BALCONY REPLACEMENT
FOR FAIRMONT GALLERY
445 & 447 First Street West Sonoma CA
APN: 018-202-073

Date	10/16/15
Scale	AS NOTED
Drawn	
Job	
Sheet	A1.1
Of	Sheets



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

DRHPC Agenda 2
Item:

Meeting Date: 11/17/15

Applicant

Robert Baumann & Associates

Project Location

227 East Spain Street

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
- Year built: initial core construction circa 1850
-

Request

Design review of proposed alterations and an addition to the residence located at 227 East Spain Street.

Summary

Site Description: The subject property is a 12,081-square foot parcel located on the south side of East Spain Street less than two blocks from the Plaza. The property is currently developed with a $\pm 2,000$ square-foot, two-story home with a detached garage connected to a guest room/tower, and separate greenhouse (a swimming pool and some trees at the back of the parcel were recently removed in anticipation of construction). The property slopes downward from East Spain Street to the south (96 to 91 feet above msl), the frontage is improved with curb, gutter, and sidewalk and a driveway on the east side. A six-foot tall fence is located directly behind the sidewalk along with two Japanese maples trees and a large oak tree in the front yard. The residence was initially constructed circa 1850 with a substantial renovation occurring in 1918 and subsequent alterations since that time. The property is located within the City's Historic Overlay Zone, was included in the Sonoma League for Historic Preservation's 1978 Historic Resource Survey, and is identified as a contributing resource to the Sonoma Plaza NRHP district. A recent Historic Resource Evaluation prepared by APD Preservation (enclosed) found that, while the home does not appear to be historically significant as an individual resource because of loss of integrity, it does remain significant as a contributing resource to the streetscape and surrounding NRHP district. Adjoining land uses consist of single-family homes.

Proposed Project: The project proposes an extensive remodel and addition to the existing residence in conjunction with construction of a new swimming pool, detached second dwelling unit, and small equipment shed. The project would increase the living area of the home by 1,696 square feet (from 1,988 to 3,684 square feet) and provide a 523-square foot attached garage. In general, the home would be expanded on the east and south, including a one-story garage/master bedroom wing toward the east side of the property. The basic form of the existing façade, including front porch, dormer, and bay window would be restored and integrated into the overall home design, in conjunction with an increase in the main ridge height by ± 3 feet to provide a usable upper level (the current roof pitch would be maintained). Features of the façade would be carried through in the new construction, including extension of the front porch and the use of shingles at dormers and gable ends.

Proposed materials include horizontal wood siding, straight edge wood shingles, aluminum clad windows and exterior doors, and asphalt or aluminum shingles. Existing materials on the main block of the home, including doors, windows, and cove-lap siding would be restored where possible or replaced in kind if deteriorated beyond reuse. As illustrated on the color sample sheet, siding would be painted pale yellow ("Golden Honey") in conjunction with cream trim ("Powder Sand"). Wood shingles at gabled ends and dormers would be painted beige ("Antique Lace") and the front door would be painted "Cottage Red." Roofing would be gray or charcoal in color.

The existing accessory structures would be removed, including the front fence, greenhouse, and garage with guesthouse/tower. Further details can be found in the attached project narrative and accompanying materials. Staff would note that, under the City's design review standards, only the proposed modifications to the primary residence are subject to site design and architectural review by the Design Review and Historic Preservation Commission.

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

- **Setbacks:** As proposed, the residence meets or exceeds the normal setback requirements for a primary structure. The area of addition at the front maintains a 22-foot setback from the front property line, exceeding the 20-foot requirement. The easterly extension of the front porch encroaches ± 3 feet into the setback as allowed (porches may extend 10 feet into the front setback area). The structure is provided with a 10-foot setback on the west and an 8-foot setback on the east meeting the minimum 7-foot side yard setback requirement and combined 18-foot side yard setback requirement. The attached garage is setback 20 feet from the front of the residence as required and the back of the home is a minimum of 58 feet from the rear property line, exceeding the 25-foot rear yard setback requirement.
- **Floor Area Ratio (FAR):** The project would result in an FAR of 0.35, the maximum allowed. Staff would note that under the Development Code, attic space, porches, second units, and accessory structures ≤ 120 square feet in area are excluded from FAR calculations.
- **Coverage:** The project would result in lot coverage of 37%, under the maximum allowed (40%). Staff would note that under the Development Code, front porches are excluded from coverage calculations.
- **Parking:** The new, attached garage would provide two covered parking spaces, exceeding the requirement for a single-family residence.
- **Height:** As proposed, the residence would have a maximum ridge height of 26 feet, which is less than the 30-foot height limit allowed in the zone.

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

Design Review: Alterations to existing residences within the Historic Overlay Zone that change the primary façade, change the roof height, and/or increase floor area by 10% or 200 square-feet (whichever is greater) are subject to site design and 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 review authority shall consider 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 July 2015. This evaluation found that while the property does not appear to be historically significant as an individual resource due to loss of integrity, it does remain significant as a contributing resource to the streetscape and surrounding NRHP district, which means that the residence is an “historical resource” under CEQA.
2. *Environmental features on or adjacent to the site.*
A large oak tree in the front yard shall be preserved. Staff is not aware of any other significant environmental features on the site.
3. *The context of uses and architecture established by adjacent development.*
The adjacent properties to the west, east, and south are developed with single-family residences. Proposed additions to the residence should be sensitive to the surrounding historic resources, including the Ray-Adler Adobe to the west (205 East Spain Street), the Adam Adler House across the street (220 East Spain Street), and the Cook-Hope House to the east (245 East Spain Street) in terms of scale, massing, and materials.
4. *The location, design, site plan configuration, and effect of the proposed development.*
A Determination of Effect on Historic Resources for the proposed addition was completed for the property in October, 2015. This report found that the elements of the property that contribute to the overall time, place, and historical development of the Sonoma Plaza NRHP District are its location, setting, materials, and feeling. The proposed project would not impair those aspects of the property. Based on the analysis of the compatibility of the proposed project with the “Secretary of the Interior’s Standards for Rehabilitation” and an assessment of the projects consistency with the city of Sonoma’s current design guidelines, the project would have no adverse effect

on the Sonoma Plaza NRHP District. As noted above, the project complies with all applicable requirements of the Development Code. The adjoining property owners on the west, east, and south have expressed support for the proposal.

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

Site Design & Architectural Review: While the proposal complies with the quantitative zoning standards noted above, alterations to the residence are subject to site design 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. Staff would not, however, that residential accessory structures (e.g., the proposed second unit), are not subject to design review.

CEQA Compliance: As a discretionary project, the proposal is subject to the requirements of the California Environmental Quality Act (CEQA). As previously noted, a historic resource evaluation was prepared for the residence and suggested that it meets the CEQA definition of a historical resource. Pursuant to Section 15331 of the CEQA Guidelines, rehabilitation and additions to an historical resource, may be considered categorically exempt from the provisions of CEQA provided the improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Class 31 – Historical Resource Restoration/Rehabilitation). Accordingly, an analysis was conducted to determine whether the proposal is consistent with the Standards (refer to attached Determination of Effect on Historic Resources: Impact of Changes to 227 East Spain Street on the Surrounding Sonoma Plaza NRHP District 227 East Spain Street, Sonoma, Sonoma, County, California, prepared by ADP Preservation). 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.G of the Development Code, in order to approve an application for site design and architectural 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 the Development Code.*
The elements of the property that contribute to the overall time, place, and historical development of the Sonoma Plaza NRHP District are its location, setting, material, and feeling. The proposed project would not impair those aspects of the property. Therefore, the project is consistent with the applicable design guidelines of the Development Code.
- 3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.*
The project proposes a residential addition, which is compatible with adjacent development and consistent with height and setback requirements. As noted above, the large oak tree on the site would be preserved.
- 4. The project will not impair the historic character of its surroundings.*
The proposed addition makes use of design elements of the existing house in terms of materials, decoration, scale, etc., which is consistent with the surrounding single-family dwellings.
- 5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.*
While the property is identified as a contributing resource to the Sonoma Plaza NRHP District, it does not appear to be historically significant as an individual resource because of loss of integrity. However, it does remain significant as a contributing resource to the streetscape and surrounding NRHP district. The façade of the building and its massing are compatible with the property and the overall historic feeling of the surrounding NRHP district. The proposed additions to the house are sensitive to the surrounding historic resources in terms of scale, massing, and materials.
- 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 preservation and rehabilitation efforts for the proposed addition preserve the essential architectural features of the structure that help to identify its individual style and thereby further its contribution to the historic character of the surrounding neighborhood.

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 within a local historic district.

8. *The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.*

The Determination of Effect on Historic Resource prepared by APD Preservation finds that the elements of the property that contribute to the overall time, place, and historical development of the Sonoma Plaza NRHP District are its location, setting, materials, and feeling. The proposed project would not impair those aspects of the property. Furthermore, based on the analysis of the compatibility of the proposed project with the 'Secretary of the Interior's Standards for Rehabilitation' and an assessment of the projects consistency with the City of Sonoma's current design guidelines, the project would have no adverse effect on the Sonoma Plaza NRHP 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.

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 & Neighbor Outreach Summary
2. Site Plan & Elevations
3. North Elevation Rendering & Perspectives
4. Material Selections & Color Samples
5. Determination of Effect on Historic Resources, prepared by APD Preservation, October 2015
6. Historical Resource Evaluation of 227 East Spain Street, prepared by APD Preservation, July 2015

cc: Robert Baumann (via email)
Robert Baumann & Associates
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Sonoma, CA 95476

Bill Wisialowski (via email)
40 Homeplace Ct.
Hillsborough, CA 94101

Alice Duffee (via email)
APD Preservation
13125 Arnold Drive
Glen Ellen, CA 95442

Patricia Cullinan, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall



Robert Baumann + Associates

CA License # C28431

545 Third Street West, Sonoma, CA 95476

P - 707.996.7947 F - 707.996.7904

rb@robertbaumann.com

DATE: October 20, 2015

TO: City of Sonoma, Planning Department

RE: D.R.H.P.C. PROJECT NARRATIVE – Wisialowski Residence, 227 East Spain Street

In anticipation of remodeling an existing home just 2 blocks from Sonoma's historic plaza, the Owner of this property hired Alice P. Duffee of APD Preservation, LLC, to conduct an evaluation of the historic character of the house. The results of her thorough research have been compiled in the attached Historic Resource Evaluation (HRE). While the intent of this narrative is not to repeat Alice's findings, the excerpt below from her Project Overview summarizes the key points of her report:

“The house at 227 East Spain Street, as it appears today, is nearly 100 years old, is within the City of Sonoma’s Historic Overlay Zone, was included in the Sonoma League for Historic Preservation’s 1978 Historic Resource Survey, and is identified as a contributing resource to the Sonoma Plaza NRHP District. While it does not appear to be historically significant as an individual resource because of loss of integrity, it does remain significant as a contributing resource to the streetscape and surrounding NRHP district.”

The existing 1988 square foot house is located fairly close to the street, encroaching into the front yard setback approximately 3 feet. Unfortunately, the structure is less than acceptable in its existing condition and must be altered programmatically to conform to the Owner's redevelopment plans. While the guidelines for Preservation and Adaptive Reuse recognize that additions to historically valuable structures may be necessary to ensure their continued use, they also promote the preservation of essential architectural features. The challenge for this project lies in the question of what exactly needs to be preserved.

Alice's research has determined that the structure *individually* is not historically significant due to loss of integrity; in other words, no single element or feature is an authentic, historically important component. However the building still, *“contribute(s) to the overall historic feeling of the surrounding NRHP district. Proposed additions to the house should be sensitive to the surrounding historic resources”*. To clarify this ambiguity, planning staff recommended to the Owner in a pre-application meeting that design features at the front of the house be preserved, and final character, scale and style should be compatible with neighboring structures. This recommendation established a basic guideline for the design of this project.

The façade of the home shall be restored. Existing foundations at the perimeter of the home shall be re-used where possible. Exterior materials, door styles and window styles shall all be preserved or replaced in like kind if they have deteriorated beyond re-use. The majority of exterior wall surfaces have horizontal wood siding with a cove-lapped joint and 8” exposure. Other types of siding that resulted from various renovations and additions over the years shall be replaced with siding to match existing cove-lapped siding.

Approximately 1696 square feet of living space shall be added on to the home, along with a 523 square foot garage, expanding the footprint to the east and south. The main ridge height increases

by approximately 3' to provide a useable upper level (while still remaining 4' below the maximum ridge height). The roof pitch remains the same.

An existing detached garage with connected guest house and tower structure is set back from the house and was not found to be historically significant. These structures shall be removed and their building materials recycled and re-used where possible. The removal of these structures allows for a new attached garage and master bedroom addition on the east side of the home, in a conforming location with regard to side property line setback

A number of diseased and poorly located small trees have been removed. A large oak tree in the front yard, characteristic of the older downtown parcels, shall be preserved. The existing fence in the front yard, non-conforming in its height, shall be replaced with a new fence conforming to height guidelines.

With the exception of contiguous asphalt composition roofing, exterior materials at the addition will relate to, but not be an exact duplication of, exterior materials on the existing historic home. New horizontal wood siding will not have the cove-lap joint, but coursing joints shall align with the coursing joints of the main house siding. Color specifications have been submitted and a material sample board will be presented at the hearing on November 17th.

The Owner is an advocate of sustainable building practices. In addition to the mandatory requirements of the CalGreen building code, the following measures and systems are being incorporated into this project:

1. Donation of deconstructed materials to Habitat for Humanity including stone pavers, plumbing fixtures and lighting fixtures.
2. Recycling of existing wood framing as interior accent features.
3. Re-use of existing concrete foundations and various building materials where possible.
4. Efforts to improve storm water management on site, including implementation of water retention swales, and permeable driveway and walkway surfaces.
5. Adoption of water efficiency measures, including specifying low-flow plumbing fixtures, and drought tolerant plants allowing low-volume landscape irrigation.
6. Implementation of photovoltaic panels as the primary source of electrical power; high-efficiency water heaters and furnaces, Energy Star rated appliances; and Dual pane, low-E, clad wood windows shall be used throughout.
7. Maximizing indoor environmental quality through the use of products having zero to low Volatile Organic Compound (V.O.C.) emissions or off-gassing.

We feel strongly that this project conforms to the guidelines for design within the Historic Overlay District as well as the Guidelines for In-Fill Development. The proposed forms, scale, fenestration and exterior materials for this project are very respectful of the surrounding structures and maintain this property's contribution to the fabric of Sonoma's historic plaza.

If you require additional information, or have any questions about the submitted material, please contact me at your earliest convenience.

Thank you,



Robert Baumann, *Architect*



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rb@robertbaumann.com

DATE: October 20, 2015
TO: City of Sonoma, Planning Department

RE: D.R.H.P.C. NEIGHBOR OUTREACH – Wisialowski Residence, 227 East Spain Street

The owner of this property, Bill Wisialowski, has communicated with each of the surrounding neighbors (listed below) on numerous occasions.

205 East Spain Street – Ned Forrest (owner)
245 East Spain Street – Steve and Nancy Wyngard (tenant, 14 years)
416 & 426 Second Street East – Simon and Kimberley Blattner (owner)
442 Second Street East – Gene Sperring (tenant)
220 & 236 East Spain Street – Neighbors on the north side of the street are absentee owners, we have been unable to get in touch with them.

Starting in the early summer of 2015 he introduced them to his development plans and asked for their input. He kept them up-to-date on a regular basis via group emails and phone conversations. They have all visited the property and their comments have been positive and supportive.

As Bill's Architect I met with Ned Forrest individually, and with the majority of Bill's neighbors during an on-site meeting to address any concerns or questions they might have. An adjustment Bill made in direct response to the only request he received from a neighbor is the addition of landscape screening at the fence line bordering the Blattners, to which they responded:

From: Kimberly Blattner [<mailto:k.blattner@icloud.com>]
Sent: Saturday, October 17, 2015 12:15 PM
To: Bill Wisialowski <wiz@craftsmanadvisors.com>
Cc: Nancy Wyngard <nancywyngard@comcast.net>; Ned Forrest <nedforrestmail@gmail.com>; Steven Wyngard <stevenwyngard@comcast.net>; Simon Blattner <simon_blattner@yahoo.com>; Cathie Sperring <sperring@vom.com>; Karen Wisialowski <kwisialowski@gmail.com>
Subject: Re: Get together to share/discuss plans

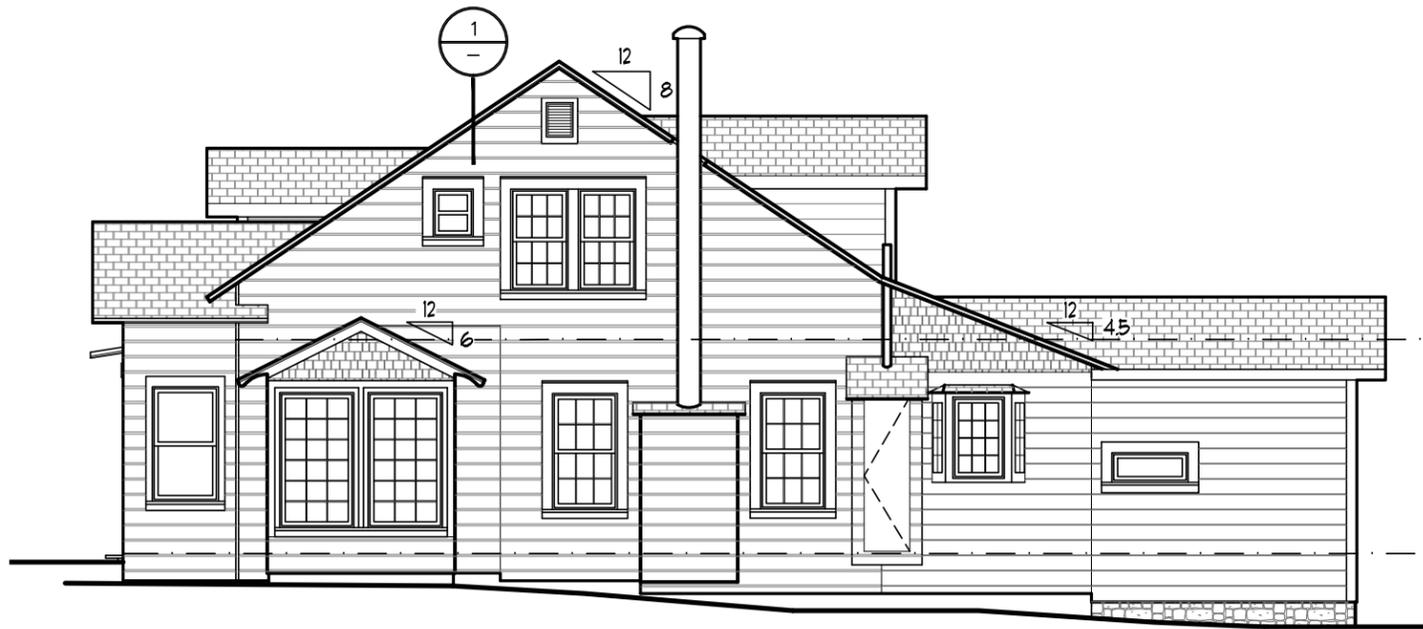
Sorry to miss, but the plans look good. Thanks for the trees along our fence line.
Kimberly

Bill and I intend to keep the neighbors apprised of all development activity. We will continue to welcome and respond to their questions, concerns and comments.

If you require additional information, or have any questions about the submitted material, please contact me at your earliest convenience.

Thank you,

Robert Baumann, *Architect*



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



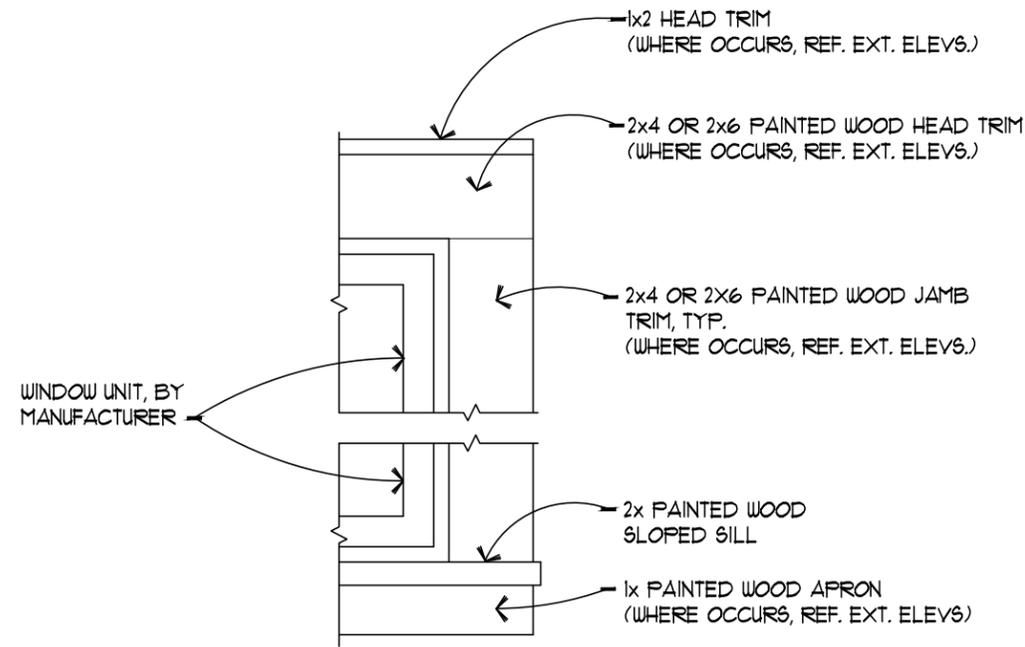
C EXIST. SOUTH ELEVATION
SCALE: 1/8"=1'-0"



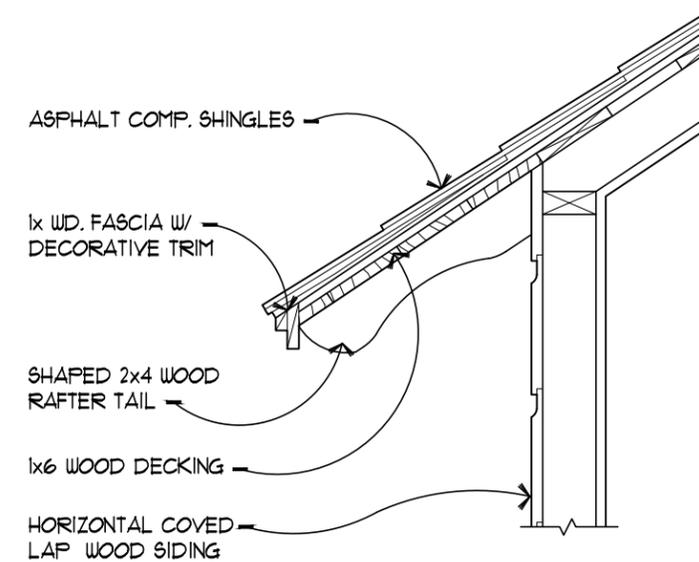
B EXIST. EAST ELEVATION
SCALE: 1/8"=1'-0"



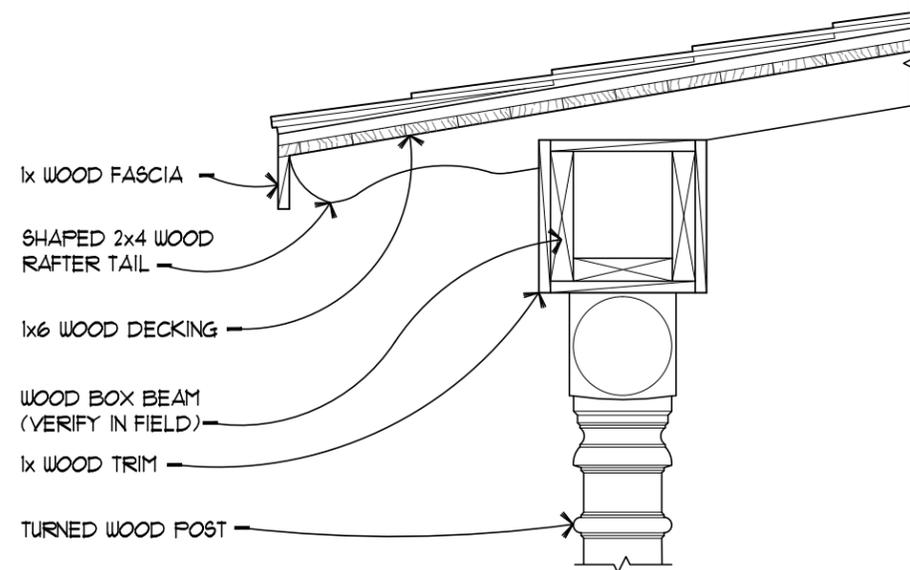
A EXIST. NORTH ELEVATION
SCALE: 1/8"=1'-0"



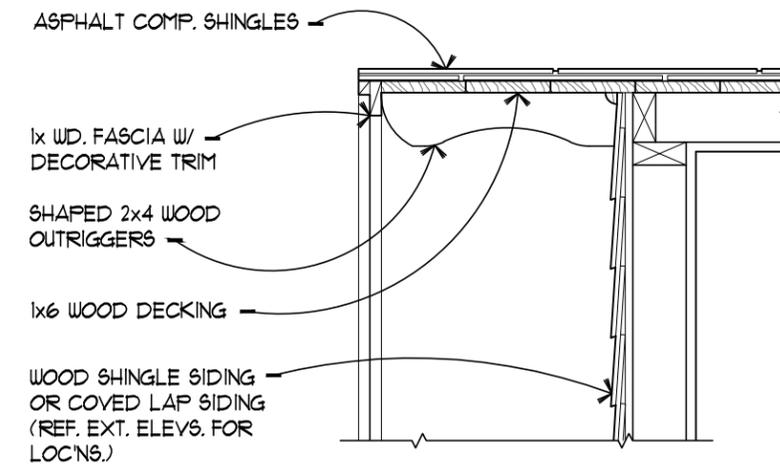
4 EXIST. TYP. WINDOW TRIM DETAIL
SCALE: 1" = 1'-0"



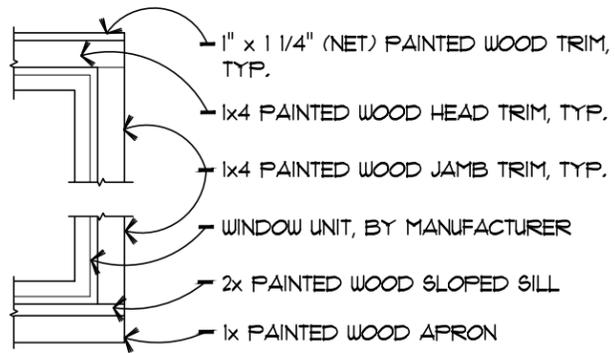
2 EXIST. TYP. EAVE DETAIL
SCALE: 1" = 1'-0"



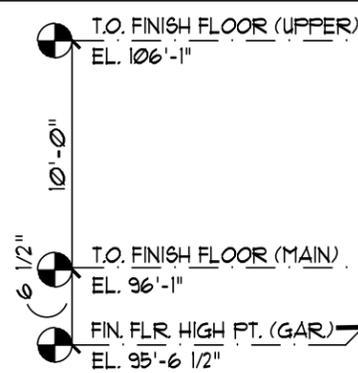
3 EXIST. PORCH EAVE DETAIL
SCALE: 1" = 1'-0"



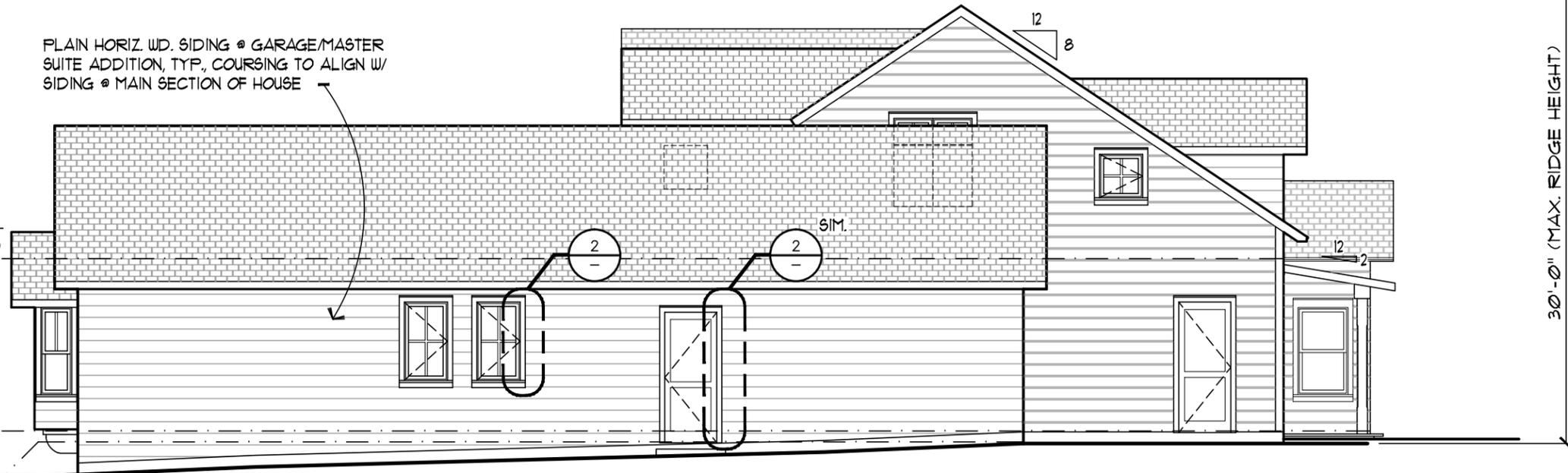
1 EXIST. RAKE DETAIL
SCALE: 1" = 1'-0"



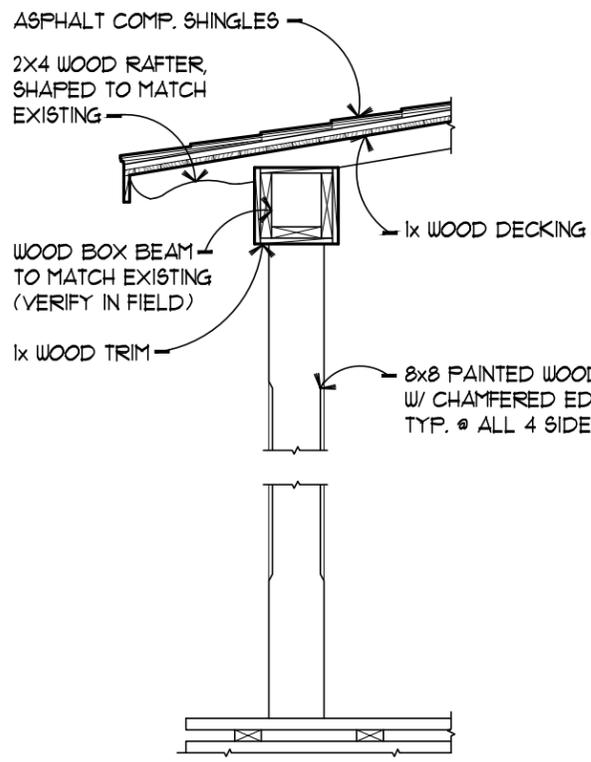
2 (PROP.) TYP. WNDW. TRIM (DR. SIM.)
SCALE: 1/2" = 1'-0"



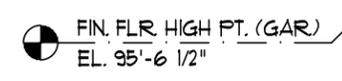
PLAIN HORIZ. WD. SIDING @ GARAGE/MASTER SUITE ADDITION, TYP., COURSING TO ALIGN W/ SIDING @ MAIN SECTION OF HOUSE



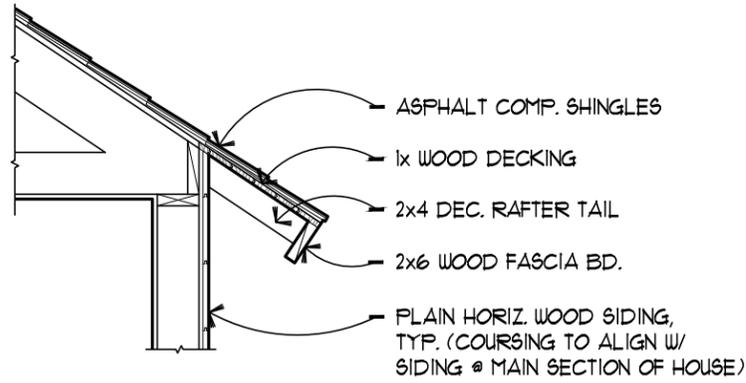
B (PROPOSED) EAST ELEVATION
SCALE: 1/8" = 1'-0"



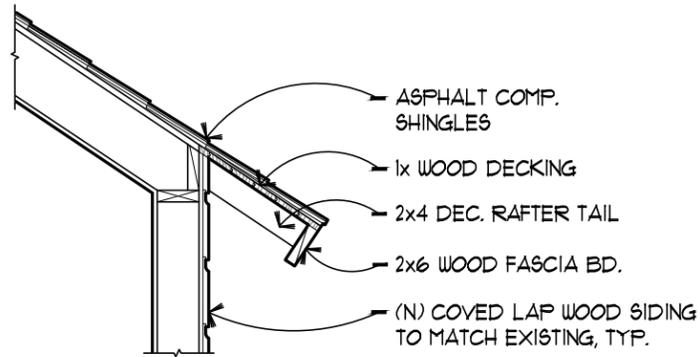
1 (PROP.) ENT. PORCH COLUMN
SCALE: 1/2" = 1'-0"



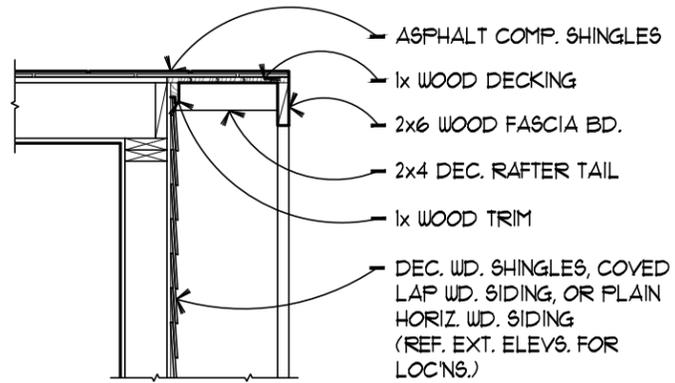
A (PROPOSED) NORTH ELEVATION
SCALE: 1/8" = 1'-0"



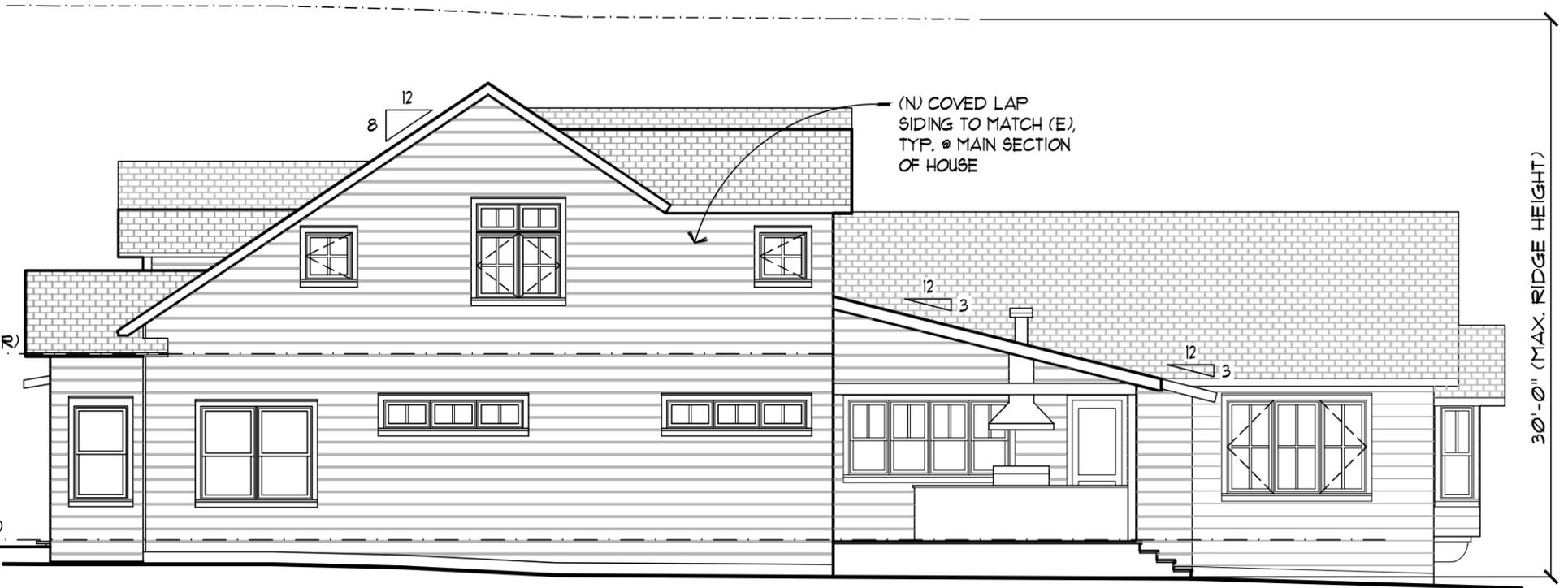
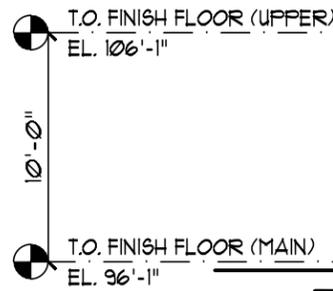
3 (PROP.) EAVE @ ADDITION
SCALE: 1/2" = 1'-0"



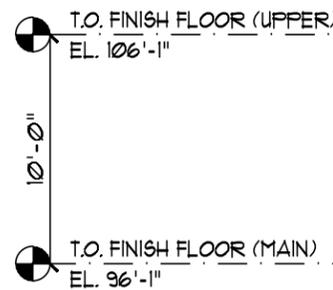
2 (PROP.) EAVE @ HOUSE
SCALE: 1/2" = 1'-0"



1 (PROP.) TYP. RAKE
SCALE: 1/2" = 1'-0"



B (PROPOSED) WEST ELEVATION
SCALE: 1/8" = 1'-0"



A (PROPOSED) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



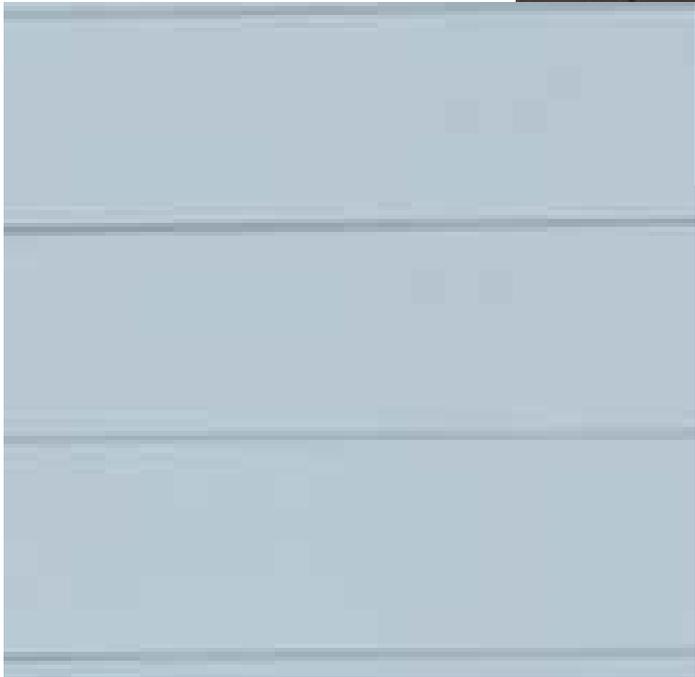
(PROPOSED) NORTH ELEVATION
SCALE: 1/8"=1'-0"







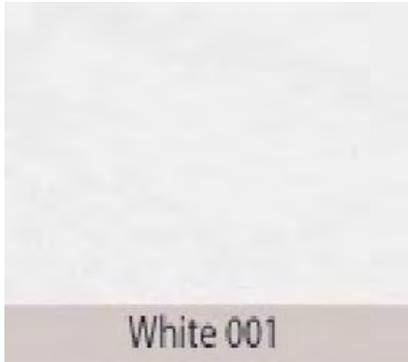
STRAIGHT EDGE WOOD SHINGLES
(REFER TO COLOR SAMPLE SHEET
FOR PAINT COLOR)



CUSTOM PLAIN HORIZONTAL SIDING (COURSING TO MATCH EXISTING)
(REFER TO COLOR SAMPLE SHEET FOR PAINT COLOR)



CUSTOM COVERED LAP SIDING (TO MATCH EXISTING)
(REFER TO COLOR SAMPLE SHEET FOR PAINT COLOR)



White 001
SIERRA PACIFIC (OR EQUAL)
ALUMINUM CLAD WINDOWS & EXTERIOR
DOORS IN WHITE





GAF 'CAMELOT II' ASPHALT SHINGLES IN CHARCOAL



ALTERNATE OPTION:
ZAPPONE ALUMINUM SHINGLES IN SLATE GRAY

SIDING COLOR
BENJAMIN MOORE 'GOLDEN HONEY' 291

TRIM COLOR
BENJAMIN MOORE
'POWDER SAND' OC-113

WOOD SHINGLE COLOR
BENJAMIN MOORE
'ANTIQUE LACE' OC-104

FRONT DOOR COLOR
BENJAMIN MOORE
'COTTAGE RED' PM-15

FN. FLR HIGH PT. (GAR.)
EL. 95'-6 1/2"

30'-0" (MAX. RIDGE HEIGHT)
T.O. FINISH FLOOR (UPPER)
EL. 106'-1"
10'-6"
T.O. FINISH FLOOR (MAIN)
EL. 96'-1"

NORTH ELEVATION

NOT TO SCALE

ROBERT BAUMANN + ASSOCIATES
10/20/15

WISIALOWSKI RESIDENCE
COLOR SAMPLE SHEET



Determination of Effect on Historic Resources:
Impact of Changes to 227 East Spain Street on the Surrounding
Sonoma Plaza NRHP District

227 East Spain Street, Sonoma,
Sonoma County, California
(APN 018-222-019-000)



Prepared for:
Bill Wisialowski
bill@wiz3.com



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

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Project Overview

The owners of the property at 227 East Spain Street in Sonoma, California, propose to renovate and expand the house on this property. They have hired Alice Duffee to assess the potential effect of the proposed project on the surrounding Sonoma Plaza NRHP district and nearby historic resources.

In July 2015, Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, prepared an "Historic Resource Evaluation" (HRE) to assess the historic character of the property. This report determined that a house has occupied 227 East Spain Street since at least 1852, though that original house has since been engulfed in a 1918 renovation and exists only as a few structural members embedded within the current walls. The 1918 Queen Anne-style addition across the front of the building was further modified in the 1970s with the application of new Victorian decorative elements.

The HRE concluded that the structure is not historically significant as an individual resource because it has lost its integrity of design, materials, feeling and workmanship. However, the house is significant as a contributing resource to the surrounding Sonoma Plaza National Register (NRHP) Historic District. It is also within the City of Sonoma's Historic Overlay Zone and is included in the Sonoma League for Historic Preservation's 1978 Historic Resource Survey.

It should be emphasized that the focus of this analysis is on the **district**, and not the structure, which has been determined to be insignificant as an individual resource because of its extreme loss of integrity. The elements of the property that contribute to the overall time, place and historical development of the Sonoma Plaza NRHP **District** are its location, setting, materials, and feeling.

In the absence of Design Guidelines for new construction within the Historic Overlay District, this report includes a set of design guidelines summarized from Sonoma's Municipal Code. A brief analysis of the project's consistency with the "Secretary of the Interior's Standards for Rehabilitation" is also included in this report.

Based on the analysis of the compatibility of the proposed project with the "Secretary of the Interior's Standards for Rehabilitation" and an assessment of the projects consistency with the City of Sonoma's current design guidelines, the project would have no adverse effect on the Sonoma Plaza NRHP District.

Project Description

The current house contains 1,988 occupiable square feet of space and encroaches on the front yard setback by 3 feet. The project proposes to expand the footprint of the house to the east and south to add an additional 1,696 square feet of usable space. An additional 523 square foot garage is also proposed. The existing garage/guest house and swimming pool would be demolished, as will the board fence across the front of the property.

On the original block of the house, doors and windows would be restored where possible or replaced in kind if they have deteriorated beyond re-use.

The 1982 wing at the southwest corner of the rear of the house would be removed.

The proposed project entails replacing the 2003 dining room addition on the east façade with a new addition that will extend the full length of the east façade, squaring off the footprint of the house (see proposed site plan in Appendix A). The existing porch would be extended across the length of the addition. The front door would be relocated several feet to the east to be centered under the existing dormer. A new, gable-roofed dormer with tripartite windows would be centered on the new addition, over two new windows at the ground level. The existing bay window at the first level, east of the front door, would be replaced. The bay window at the northwest corner of the facade would remain unchanged.

The main ridge of the house would be raised approximately 3 feet to provide a usable second story, though the pitch would remain the same.

A new garage/master suite would abut the southeast corner of the new addition and replace the existing garage. While set back from the plane of the house by approximately twenty feet, this new section would be visible from the street. Its gabled end would house a pair of garage doors and a single, square window. The pitch of the gable would be shingled in straight edge wood shingles, similar to those on the bay window at the northwest corner. An arbor would extend across the front of the gable to support landscaping elements and partially screen the garage (see rendering on cover).

The new addition would be clad in horizontal wood siding, whose coursing joints would align with the coursing joints of the original house. The new siding would be distinguishable from the original cove-lap siding of the original house. The roof of the addition would be contiguous with the roof of the original block of the house and covered in matching composition shingles.

A second unit is proposed for the rear of the property and would not be visible from the street. Its materials would match the new addition.

Sonoma Plaza National Register District

The Sonoma Plaza National Register District was listed in the National Register of Historic Places in 1975 for its architectural significance and its contribution to the early establishment of the town of Sonoma. The original period of significance for this district was 1825-1849.

The boundaries of the District were expanded in 1992 and the period of significance was redefined as 1835-1944. The 1992 NRHP nomination form describes the district as a “small country town center” characterized by a mix of commercial and residential structures. The broad description in the nomination reads as follows:

USDI/NPS NRHP Sonoma Plaza (National Register Boundary Increase)	Page 3
<u>7. Description</u>	
Architectural Classification: Mid-19th Century: Other: California Monterey Colonial Late Victorian: Queen Anne, Eastlake Late 19th and 20th Century Revival: Beaux Arts, Mission, Spanish Colonial Revival Late 19th and Early 20th Century American Movements: Bungalow	
Materials: foundations: <u>brick, stone</u> walls: <u>frame, stone, brick, adobe</u> roof: <u>mission tile, asphalt shingle, wood shake</u>	
Describe present and historic physical appearance.	
<u> x</u> See continuation sheets	

This revised district includes 88 contributing resources, and 58 non-contributing resources. For a resource to be included as contributing, it had to “retain architectural integrity to [its] construction date, [retain] integrity of location, and [retain] the ability to convey a sense of history of the change and development of the district during the period of significance.” Though not included in the original 1975 District, the house at 227 East Spain Street is included as a contributing resource in the revised district nomination based on the changed period of significance:

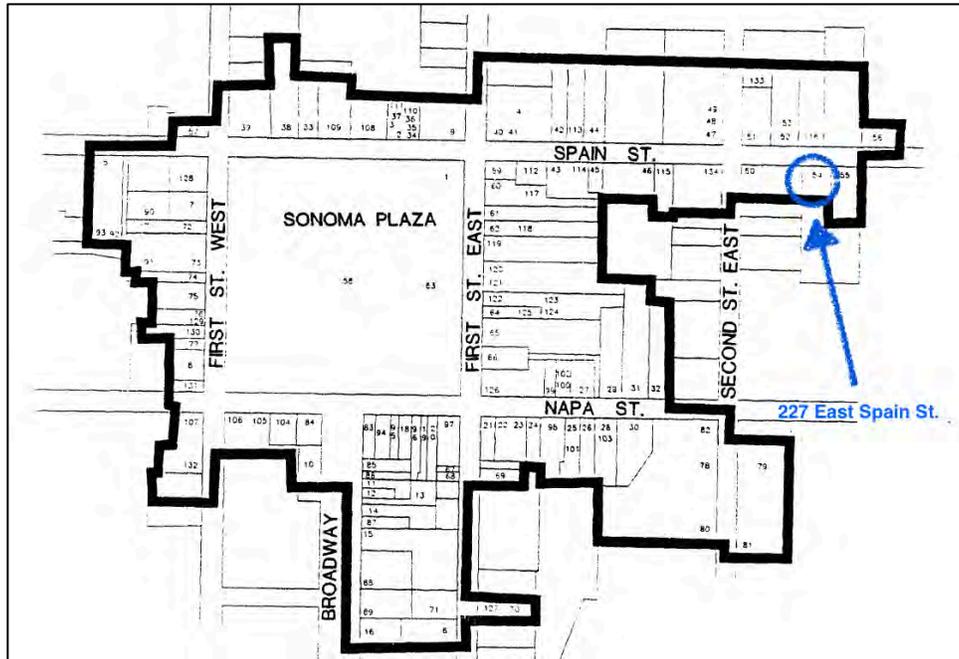
54. 227 East Spain Street, a house, built c. 1900, is two-stories with a gabled roof, shed roof porch, shiplap siding, and imbricated shingles in front facing gable.

227 East Spain Street Entry from NRHP Nomination (1992)

Many of the “Queen Anne” details that may have been attributed to the significance of this house, including the ornate front doors and turned porch posts, are actually recycled architectural materials applied to the house after 1978 (see HRE for further information and photos). The house, however, does “convey a sense of history of the change and development of the district” in that it represents the early-twentieth century residential development of the East Side of Sonoma.¹

Specifically, the elements of 227 East Spain that contribute to the sense of time, place and historical development of the Sonoma Plaza are its location, setting, materials, and feeling.

¹ See also, National Park Service, “Manual for State Historic Preservation Review Boards.” (<http://www.nps.gov/nr/publications/bulletins/strevman/strevman10.htm>)



227 East Spain Street's location in NRHP District

Secretary of the Interior Standards for the Treatment of Historic Properties (National Park Service)

According to the National Park Service,

"The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings" are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment.²

The Treatment Standards are designed to be applied to all historic resource types included in the National Register of Historic Places--buildings, sites, structures, districts, and objects—while the Guidelines apply to specific resource types.

The treatments are broken down into four distinct "approaches":³

- Preservation
- Rehabilitation
- Restoration
- Reconstruction

Each approach has specific preservation standards, tailored to the level of intervention. The appropriate approach is determined by three basic considerations:

- the historical significance of the individual resource
- the physical condition or integrity of the resource
- the proposed use of the resource

In the case of 227 East Spain Street, the "Rehabilitation" option is the closest fit:

² <http://www.nps.gov/tps/standards.html>

³ http://www.nps.gov/tps/standards/four-treatments/standguide/overview/choose_treat.htm

“Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.”⁴

Given that the integrity of the building has been radically compromised in terms of design, workmanship and feeling (as it applies to architectural style), I will focus on those elements of 227 East Spain that contribute to the sense of time, place and historical development of the Sonoma Plaza NRHP District: location, setting, materials, and feeling.

Standard	Sonoma Plaza NRHP District (1992)
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	The building has remained in continuous use as a residence since its construction. No change is proposed.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	The building would remain a single-family residence, consistent with the neighborhood around it. Much of its original distinctive materials, features and spaces have been compromised by a series of ongoing projects. The relationship of the house to its lot would remain unchanged.
3. Each property will 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 elements from other historic properties, will not be undertaken.	The proposed addition would avoid the use of false historicism in its design, while still using materials, massing and architectural details that are compatible with the historic neighbors.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	N/A (existing building is not historic due to loss of integrity of design, materials, workmanship, feeling)
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	N/A (existing building is not historic due to loss of integrity of design, materials, workmanship, feeling)
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	N/A (existing building is not historic due to loss of integrity of design, materials, workmanship, feeling)
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	N/A
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	The area to be impacted by expanding the addition has been severely disturbed by development of the property since at least 1852. No

⁴ http://www.nps.gov/tps/standards/four-treatments/standguide/overview/choose_treat.htm

	archeological resources are anticipated.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	N/A (existing building is not historic due to loss of integrity of design, materials, workmanship, feeling)
10. New additions and adjacent or related new construction will 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.	N/A (existing building is not historic due to loss of integrity of design, materials, workmanship, feeling)

Design Guidelines

In April 2015, the City of Sonoma issued a “Request for Proposals” (RFP) for the preparation of Design Guidelines to address the modification of buildings in the Sonoma Plaza NRHP District. These guidelines will address modifications to contributing and non-contributing resources, as well as infill development.

The contract has been awarded to Page & Turnbull, though the product is still in its early stages of preparation. In the meantime, the City of Sonoma’s Municipal Code provides basic guidelines for new construction within the Historic Overlay District.

The overarching principle of Sonoma’s existing guidelines is that new construction in the historic overlay district must be compatible with its surrounding neighborhood in terms of “building mass, scale, proportion, decoration/detail, door and window spacing/rhythm, exterior materials, finished-floor height, porches, and roof pitch and style.” Similarly, the 2020 General Plan states that:

Sonoma should continue to be characterized by variety in terms of land uses, building types, and housing, and this diversity should be consistent with preserving the town’s small-scale and historic character.

In the absence of the new Design Guidelines, I have summarized the Municipal Code, Chapter 19.412: “Historic Preservation and Infill in the Historic Zone.”⁵ As noted on the table, I have supplemented several areas with particularly applicable excerpts from Philadelphia’s Design Guidelines.⁶

<u>Consideration</u>	<u>Consistency</u>
Site Planning	
“ common patterns that should be continued are entries facing the	The overall feeling of the façade would remain unchanged, though the door would be

⁵ <http://www.codepublishing.com/ca/Sonoma/html/Sonoma19/sonoma1942.html>

⁶ Preservation Alliance for Greater Philadelphia, “Sense of Place: Design Guidelines for New Construction in Historic Districts” (2007) http://www.preservationalliance.com/publications/SenseofPlace_final.pdf.

<p>public right-of-way, front porches, and garages/parking areas located at the rear of the parcel.”</p>	<p>relocated several feet to the east. The porch would remain in its current location, though extended across the new addition on the east. Materials would match the existing materials.</p> <p>The garage is currently on the east side of the property, screened from the street by a non-height-conforming wooden fence. The new garage would be visible from the street, setback approximately 40’, and partially screened by height-conforming fence and attached, landscaped trellis.</p>
<p>The height (and massing) of new structures should be considered within the context of their surroundings. Structures with greater height should consider providing greater setbacks at the second-story level, to reduce impacts (e.g., blocking or screening of air and light, privacy, etc.) on adjoining single-story structures.</p>	<p>The ridge of the roof would be raised three feet, though this increase would be unnoticeable from pedestrians on the street. The house is currently taller than both of its neighbors.</p>
<p>Setbacks should maintain the relationship to the street or property line characteristic of the district or block (supplementing the muni code)</p>	<p>The set back of the house will remain unchanged.</p>
<p>Rhythm / Pedestrian experience: New buildings should incorporate architectural elements that divide the facade into intervals that maintain a pedestrian friendly scale. Windows and doors should be placed in a manner that is harmonious with the established rhythm of the district or block. (supplementing the muni code)</p>	<p>The house is currently screened from the street and sidewalk by a 6’ wood plank fence. The pedestrian experience of this property would change in that the house would be the existing plank fence is replaced with a low picket fence. Otherwise, the experience would remain similar with a shed-roofed porch delineating the first and second stories. The garage would be partially screened by a landscaped arbor.</p>
<u>Architectural Considerations</u>	
<p>support the distinctive architectural characteristics of development in the surrounding neighborhood, including building mass, scale, proportion, decoration/detail, door and window spacing/rhythm, exterior materials, finished-floor height, porches, and roof pitch and style</p>	<p>The proposed addition reiterates design elements of the existing house in terms of materials, decoration, scale, etc., which is consistent with the surrounding single-family dwellings.</p>
<p>incorporation of balconies and porches is encouraged for both practical and aesthetic reasons. These elements should be integrated to break up large front facades and</p>	<p>The original porch would be retained and extended across the length of the new addition.</p>

add human scale to the structures.	
contemporary architectural treatments proposed for new residences should complement and not detract from the qualities of the historic overlay district and the neighborhood setting of the proposed development.	The new addition and accessory structure would incorporate materials and details similar to the original block of the house, though easily distinguishable. The siding, for example, would be horizontal clapboards that would align with and be compatible with the cove-lap siding on the older block of the house.
should incorporate an appropriate mixture of the predominant materials in the surrounding neighborhood	The materials are consistent with the surrounding neighborhood, which is a mix of adobe and wood siding.
Materials should be used in a manner that creates details, incorporates textures or small-scale elements that give buildings a three-dimensional character and a "human scale" especially at the ground level. (supplement to muni code)	The continuation of the horizontal wood siding would provide texture and "human scale" to the single-family residence.
Color schemes for infill structures should consider the color schemes of existing structures in the surrounding neighborhood in order to maintain compatibility and harmony	The muted pastels are consistent with the surrounding neighborhood.
<u>Accessory Structures</u>	
New accessory structures (e.g., garages, second units, sheds, etc.) that are visible from the public right-of-way should incorporate the distinctive architectural features (e.g., color, materials, roof pitch and style, etc.) of the main structure.	The accessory structure would not be visible from the public right-of-way.
Design features should be applied with less detail on the accessory structure so that it does not compete with the main structure and is clearly subordinate to it.	The proposed unit would reiterate the basic design elements of the original house and its new addition in terms of materials and design. Its position at the rear of the lot and its reduced scale would make it clearly subordinate to the main house.

Conclusion

The proposed project for 227 East Spain Street would expand the single-family dwelling to the east and south and relocate an accessory structure on the site to the rear of the lot.

The elements of the property that contribute to the overall time, place and historical development of the Sonoma Plaza NRHP District are its location, setting, materials, and feeling. The proposed project would not impair those aspects of the property:

Location:

The setback would remain the same and the positioning of the house on the lot would remain unchanged. The new accessory building at the rear of the lot would not be visible from the public-right-of-way.

Setting:

The setting would remain unchanged.

The property would remain a single-family residence surrounded by other single-family residences of a variety of architectural styles. Though the ridge would be 3' higher than the current ridge, this change would be virtually undetectable from the public-right-of-way.

Materials

No new material types are proposed.

The current and proposed materials are similar to other materials in the immediate vicinity.

Deteriorated features of the original block of the house would be repaired or replaced in kind where necessary. Materials of the addition would "relate to, but not be an exact duplication of, exterior materials" on the original block of the house. The wood clapboards, for example, would be distinguishable from the older materials, but still compatible.

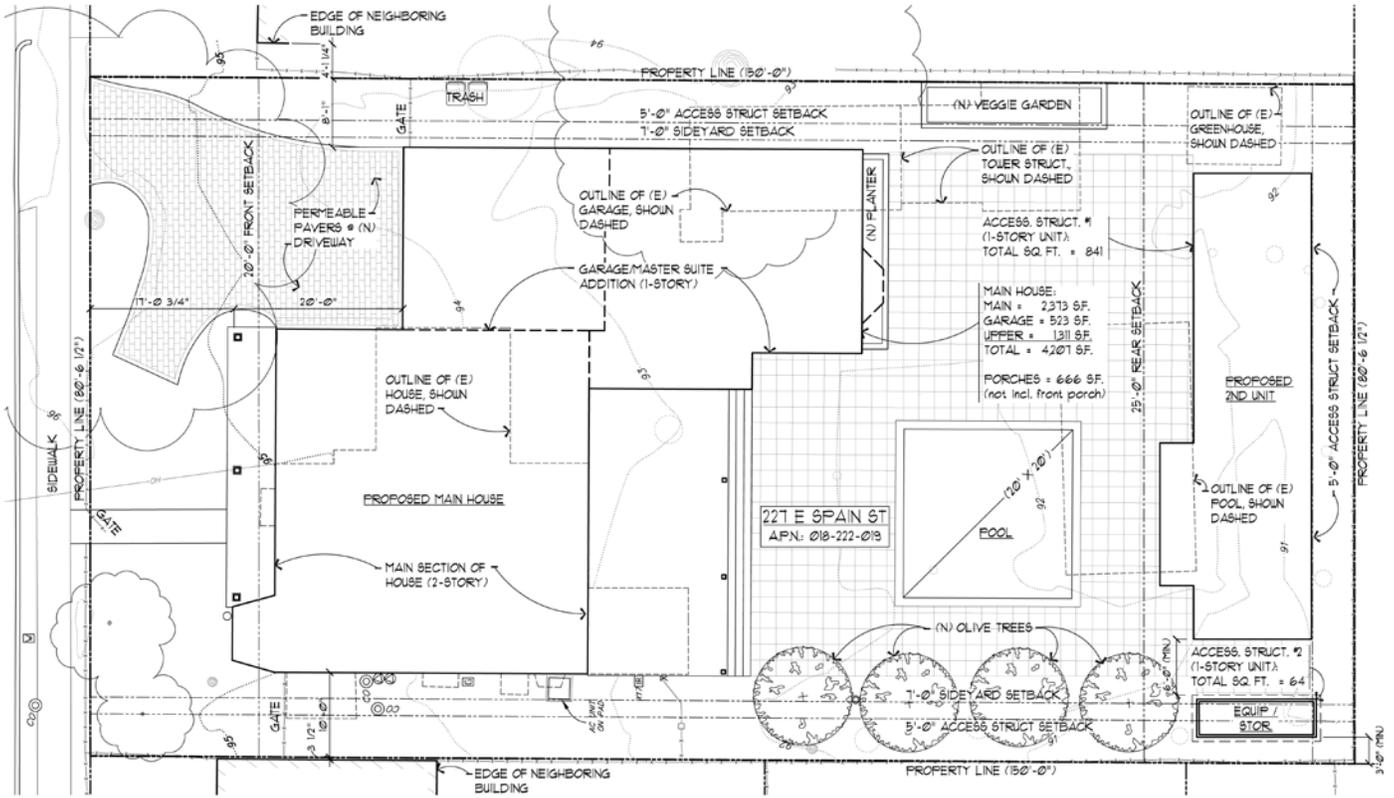
Feeling

The property would maintain its current feeling as a single-family, frame, residence from the public-right-of-way. The replacement of the board fence with a low picket fence would actually enhance the residential feeling of this section of East Spain Street.

The new eastern addition would replace an existing addition in the same location. The increased mass of the new addition would be screened by the extension of the existing porch and the use of stylistically similar windows and materials.

Based on the analysis of the compatibility of the proposed project with the "Secretary of the Interior's Standards for Rehabilitation" and an assessment of the project's consistency with the City of Sonoma's current design guidelines, the project would have no adverse effect on the Sonoma Plaza NRHP District .

Appendix A: Proposed Site Plan
 (** not to scale)



ROBERT BAUMANN + ASSOC.
 10/20/15

ZON. REQ'S	PROPOSED
MAX. FAR = 4279 SF.	4201 (HOUSE) + (OK)
MAX. COVER = 4,833 SF.	2373 + 523 + 666 + 841 + 64 + 4467 (OK)
MAX. R. YRD. COVR. = 1207 SF.	REAR YARD COVER = 205 (OK)

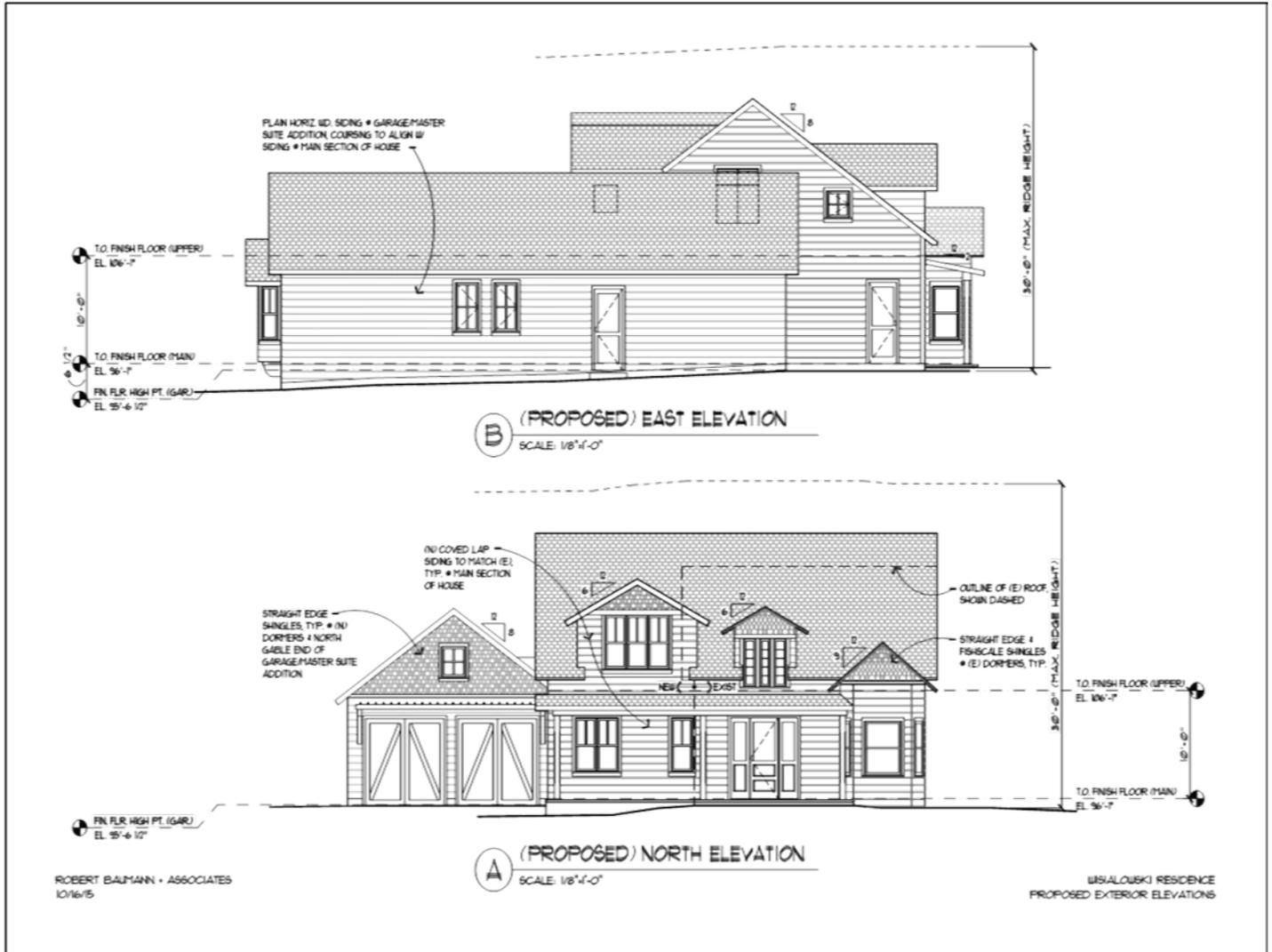
PROPOSED SITE PLAN
 SCALE: 1/10" = 1'-0"
 N

UBIALOWSKI RESIDENCE
 PROPOSED SITE PLAN

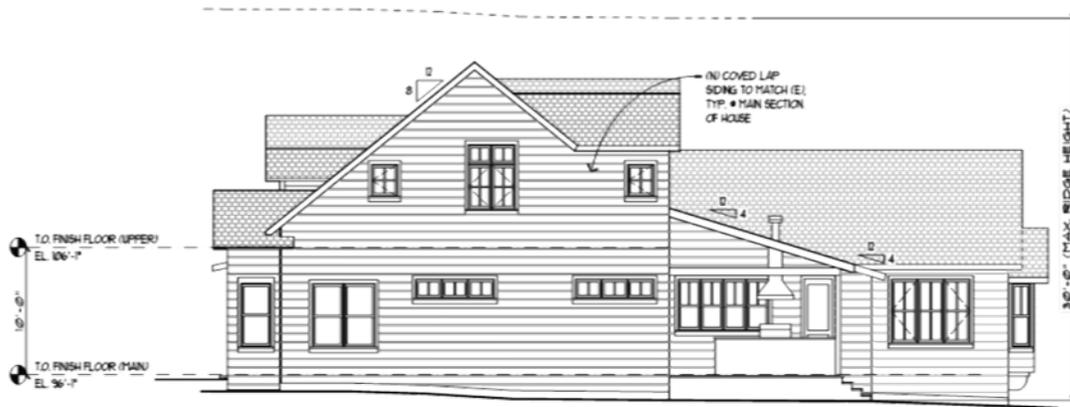
Appendix B: Existing Elevations
(* not to scale)



Appendix C: Proposed Elevations
(* not to scale)



Appendix C: Proposed Elevations (cont'd.)
(* not to scale)



B (PROPOSED) WEST ELEVATION
SCALE: 1/8"=1'-0"



A (PROPOSED) SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ROBERT BAUMANN • ASSOCIATES
10/16/15

WISALOURKI RESIDENCE
PROPOSED EXTERIOR ELEVATIONS

Appendix D: Photographs



Figure 1: 227 East Spain Street. View from street.



Figure 2: 245 East Spain Street ("Dr. Taylor House, ca 1852-1857).



Figure 3: Existing driveway to 227 East Spain Street.



Figure 4: 205 East Spain Street (Ray-Adler Adobe, ca. 1848)



Figure 5: Fence separating 205 and 227 East Spain Street.

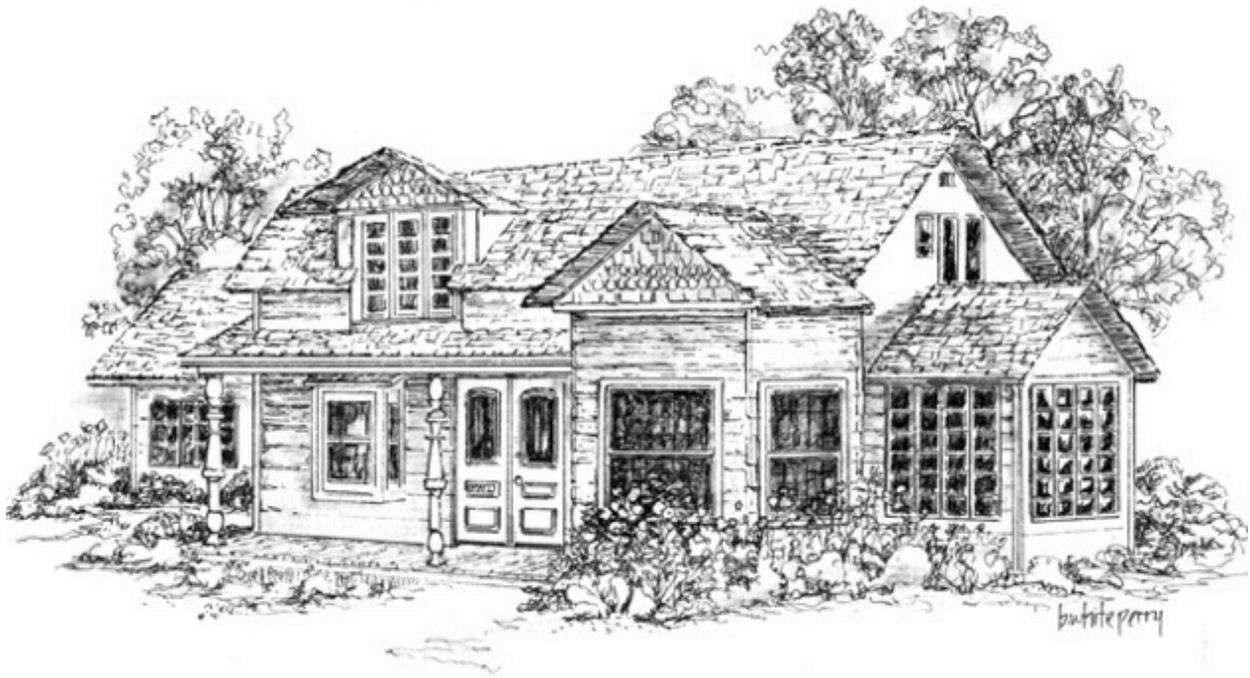


Figure 6: 220 East Spain Street (Adler House, ca 1911)



Figure 7:256 East Spain Street (Castagnasso House, ca 1848 and 1871)

Historic Resource Evaluation
227 East Spain Street, Sonoma,
Sonoma County, California
(APN 018-222-019-000)



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

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Project Overview & Executive Summary

The owners of the property at 227 East Spain Street in Sonoma, California, are 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.

The house at 227 East Spain Street, as it appears today, is nearly 100 years old, is within the City of Sonoma's Historic Overlay Zone, was included in the Sonoma League for Historic Preservation's 1978 Historic Resource Survey, and is identified as a contributing resource to the Sonoma Plaza NRHP District. While it does not appear to be historically significant as an individual resource because of loss of integrity, it does remain significant as a contributing resource to the streetscape and surrounding NRHP district.

A house has occupied 227 East Spain Street since at least 1852, though that original house has since been engulfed in a 1918 renovation and exists only as a few structural members embedded within the current walls. The Goess Family purchased the house shortly before 1900 and embarked on a major renovation project in 1918, adding a Queen Anne façade, removing a wing, raising the building a half storey, and constructing a back porch. The house stayed in the Goess family nearly 80 years, until it was sold in 1979. Subsequent owners embarked on a long series of renovations that have eroded away the buildings historic integrity:

1918: Queen Anne façade, roof redesigned and raised ½ storey, east wing removed, rear porch added

1982: rear porch (1918) partially infilled, wing added off of SW corner

1991: bathroom wing on west

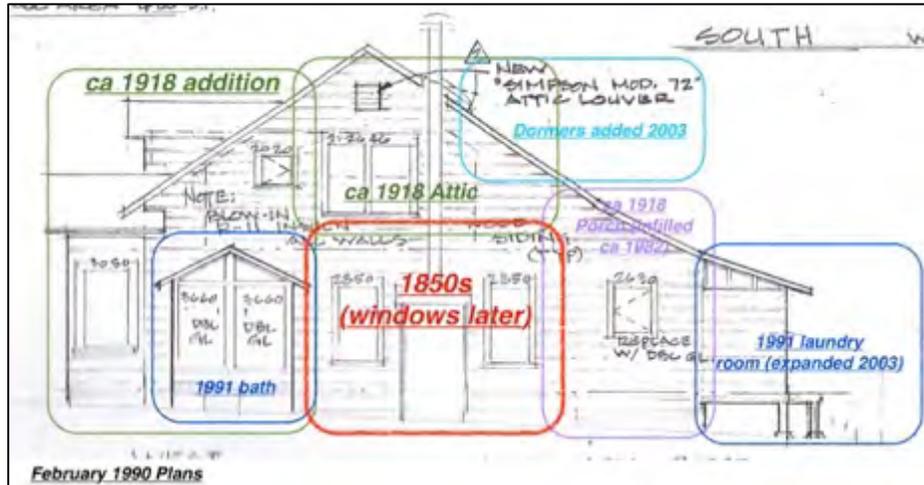
2003: addition on east, 1982 wing enlarged, dormers on rear roof, bay windows inserted

The severe loss of integrity of design, materials, feeling, and workmanship render the building not individually historically significant at any level (local, state, or national).

However, the façade of this building and its massing do contribute to the overall historic feeling of the surrounding NRHP district. Proposed additions to the house should be sensitive to the surrounding historic resources, including the Ray-Adler Adobe to the west (205 East Spain Street), the Adam Adler House across the street (220 East Spain Street), and the Cook-Hope House to the east (245 East Spain Street).

Changes at 227 East Spain Street should be sympathetic to these nearby resources in terms of scale, massing and materials.





Methodology

On July 12, 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:

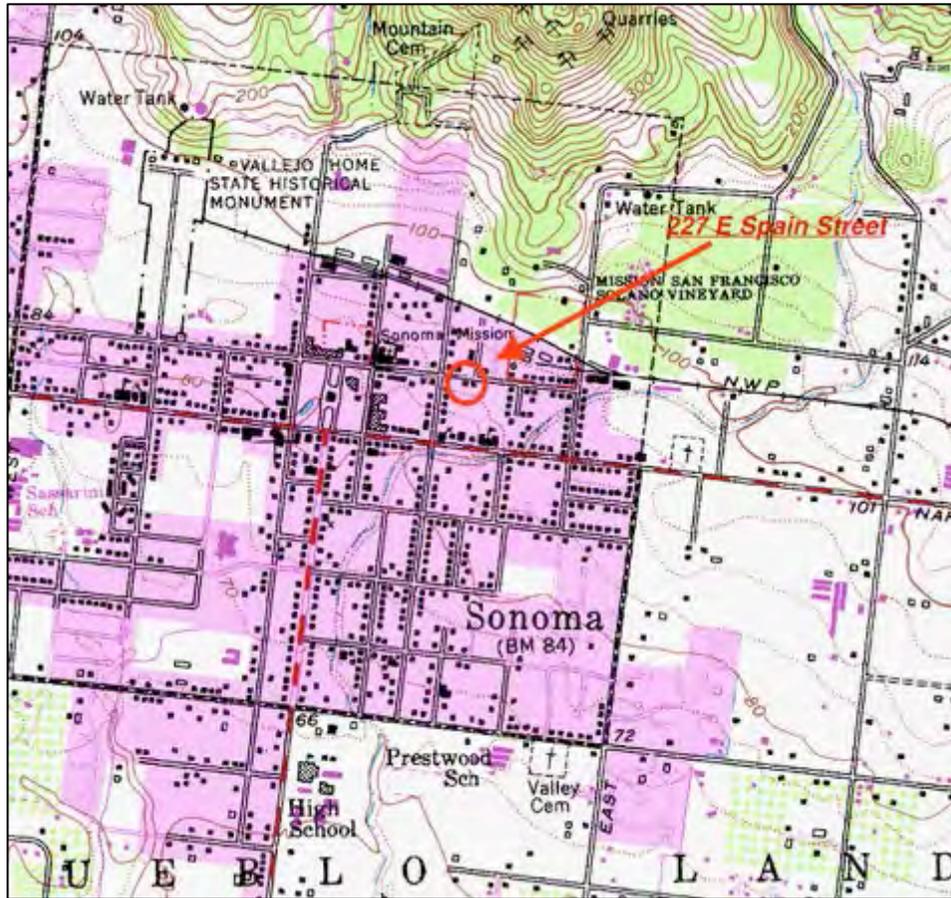
- Sonoma County Recorder's office
- Sonoma County History & Genealogy Library
- Sonoma League for Historic Preservation
- Sonoma Valley Historical Society
- San Francisco Public Library (SFPL) online research databases
- City of Sonoma (Building and Planning departments)
- California Digital Newspaper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

Evaluator qualifications

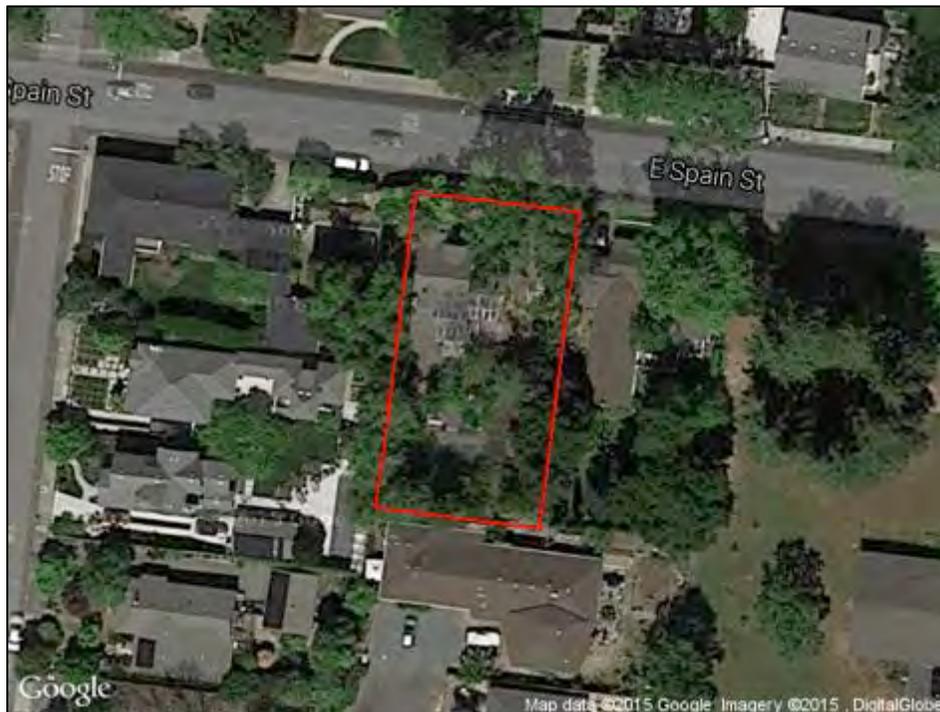
Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the house at 227 East Spain Street in Sonoma, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical 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 227 East Spain Street sits on the south side of East Spain Street, just east of the intersection of Second Street East in the City of Sonoma. A 6' wood board fence encircles the property, shielding it from view from the street and its neighbors. The streetscape is established mature landscaping around modest single-family residences from the early to mid twentieth century. This section of East Spain Street has two lanes of traffic (two-way) with street parking on both sides (see figures 3, 40, and 41).



Location of 227 East Spain Street (Sonoma Quadrangle, USGS Map, 2012)



Aerial view of Parcel

Description

The one-and-a-half-storey cottage at 227 East Spain Street consists of a central block with additions on the east, south and west sides and a projecting bay off of the front facade. The house sits further back from East Spain Street than either of its neighbors to the east or west. It is separated from the street by a sidewalk, mature trees, and a 6' wood board fence. All sections of the structure are clad in wood shiplap clapboards and rest on a modern (1979) concrete foundation. The roof was most recently replaced in 1999 with modern composition shingles.

The primary, gable-roofed block has a shed-roofed porch that spans the eastern two-thirds of the façade and terminates at the three-sided, gabled-roofed bay window off the northwest corner. The front door is centered on the primary (north) façade and consists of a pair of Queen Anne style, arched light, French doors with two raised and heavily moulded panels below single-paned lights (see figure 3). A modern (2003) bay window projects from the wall east of the doors. The three windows of the bay are one-over-one, double-hung modern windows (see figure 6). The gables of the 2nd storey dormer and the projecting bay are filled with imbricated, scale and diamond shape shingles. The dormer features three vertical casement windows of five lights each. Modern (post-1978) turned posts support the porch roof (see figure 4). The porch floor is painted wooden boards. The overhanging eaves of the porch, dormer and house all display scrolled rafter tails (see figures 2 and 4).

A modern (2003) gable-roofed addition dominates the east elevation. The decorative details of the original block have been repeated on this wing: imbricated shingled gable, scrolled rafter tails, shiplap clapboards, louvered ventilation opening (see figure 7). Two fixed-pane windows occupy the east façade of the addition. On the principal block of the house, a pair of one-over-one, double-hung wood windows occupies the gable and is surmounted by a louvered ventilation opening into the attic (see figures 7 and 12). A modern (2003), shed-roofed bay window butts up against the addition where the north façade meets the older block of the house (see figure 14).

The rear of the house faces south and is an eclectic mix of renovations from the past century. A pair of gable-roofed dormers (2003) has been cut into the roof to provide more living space in the second storey attic. Another modern (2003) gable-roofed addition with a shingled gable end and scrolled rafter tails projects off the southwest corner of the main block. Shed roof porches, supported on square 4 x 4 posts, span the 2003 eastern addition as well as the east two-thirds of the main block of the house. A wood deck unites the main block and the eastern addition. A pair of modern French doors accesses the deck from the addition, while a single door accesses the deck from the main block. One-over-one, double-hung, modern windows flank the back door. A single one-over-one, double hung window is centered on the south façade of the addition on the southwest corner. Modern solar panels occupy the south facing roof slopes (see figure 15).

The west façade features a pair of six-over-six, modern, double-hung windows set in a simple wood frame in the gable. A smaller, one-over-one, double-hung window is positioned immediately north of the pair of windows. A louvered ventilation opening occupies the peak of the gable. Two six-over-six, double-hung windows flank a metal flue pipe that runs up the side of the building, venting the first floor fireplace. The hot water heater is enclosed in a shed-roofed, clapboard cabinet south of the chimney flu (see figure 24). A hip-roofed, three-sided bay window projects from the kitchen. A modern (1991) addition projects from the northwest corner, towards the west property line, and contains a large bathtub (see figure 29). All of the original windows on this elevation have been replaced.

The other structure on the property is a garage/guest house. Like the main house, the building is wood frame with a gabled roof. A single garage door and a pedestrian door occupy the north end, while the west façade has two 6-paned windows. The board and batten addition on the back was constructed in 1990 and mimics designs of local water towers. Exterior wood stairs lead to a room and porch on the second floor (see figures 35 and 37).

A modern pool (ca. 1980) occupies the rear section of the yard (see figure 38).

Permit records for this property include:



- 1958: electrical upgrades
- 1959: replacement of the garage
- 1979: a new foundation
- 1980: a pool
- 1983, 1989, 1999: roofing
- 1990: modifications to the garage/guest house
- 1991: bathroom expansion (west side)
- 2003: major renovation (addition on east, addition on southwest, dormers on rear)

Historical Context of Sonoma

The house at 227 East Spain Street 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 227 East Spain Street

The lot that contains 227 East Spain Street was in the northeastern corner of what was originally known as Lot 37 on the early pueblo map of Sonoma. The earliest mention of a structure on the property appears July 14, 1851 when Joseph & Nancy Ann Neville sold the property for \$2,000 to Robert Hopkins who, according to the deed, was already living on the property.¹ John G. Ray had erected an adobe house next door (on the corner of East Spain and 1st Street East) in 1847 and sold off the land containing the project area to Neville in 1850.² Ray or Neville may have erected a small frame building on the current parcel sometime between 1847 and 1851, though there is no further record of it. Otto V. Geldern’s 1875 map shows the Ray Adobe, but no building on the project area. Lewis Adler owned the property at this time, and the structure may have been too inconsequential to merit inclusion on Geldern’s map.

¹ Sonoma County Deed Book F, page 157.

² Sonoma County Deed Book A, page 32.





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

Robert Hopkins was born in Maryland in 1822 and was living in Sonoma as early as 1849 when he was chosen as the first District Judge for Sonoma. He served as the mayor of Sonoma from 1853-1854. By 1860, however, he had relocated to Napa.³ Lewis Adler had bought the property at 227 East Spain Street before 1865. The property changed hands several more times with George Andrew ("Andrew") Goess and his wife, Jennette Robinson Simmons Goess, purchasing the property sometime before 1900.⁴ Andrew Goess was the son of a German immigrant (George Andreas Goess) who arrived in the United States from Bavaria in 1848. Andrew Goess was born in California in 1858 and was living in Sonoma early as 1870.⁵ In 1882 he married Jennette Robinson Simmons. Andrew Goess was a carpenter and had four children with Jennette.⁶ They owned the property until 1921 when the couple gifted it to their two married daughters, Jennette Goess Homer and Hazel Goess Fowler.⁷ Andrew Goess died August 15, 1926 in Sonoma, followed by Jennette Goess on November 13, 1926.⁸

The Goess daughters retained the property until 1979, renting it out while the two sisters resided in San Francisco.⁹ Jennette Homer died in 1938 and willed her share of the property to Hazel Fowler, who later sold the property in 1979 to Peter Law.¹⁰ Hazel Fowler died August 18, 1981. Peter Law sold the property three years later to a widowed realtor from San Francisco, Elizabeth Evans. Penny McNaughton bought the property from Elizabeth Evans in 1986 and her estate sold it to the current owners, William and Karen Wisialowski in May 2015.¹¹

³ 1860 US Federal Census.

⁴ The 1900 US Federal Census shows the Goess family living in this house, though I have not located the deed for this property transfer in the records of the Sonoma County Recorder's Office.

⁵ 1870 US Federal Census.

⁶ www.ancestry.com

⁷ Sonoma County Deed Book 110, page 499.

⁸ Both are buried in Mountain Cemetery in Sonoma. www.ancestry.com

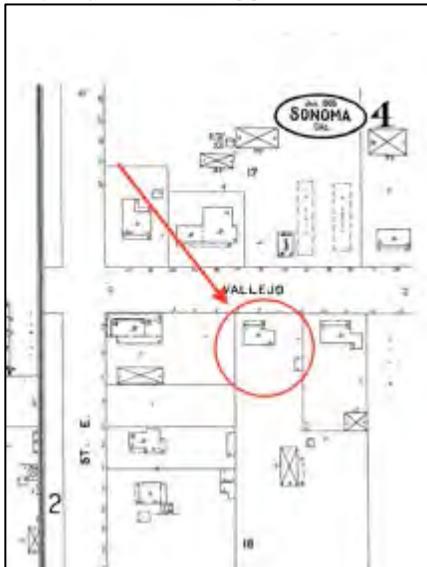
⁹ Jennette moved to Los Angeles prior to her death in 1938. www.ancestry.com

¹⁰ Sonoma County Deed Book 470, page 203 and Deed 1982058617. Decree of Distribution Book 2141, page 406.

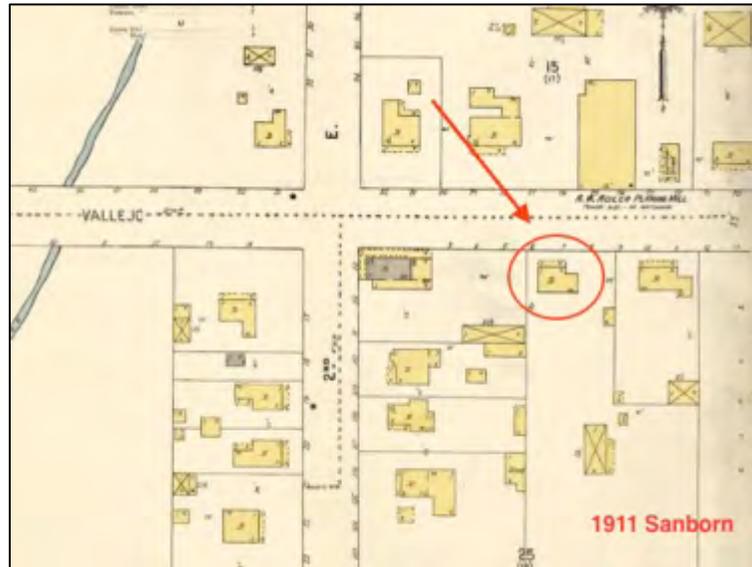
¹¹ Property records do not support the Sonoma Index-Tribune article of 11/13/2003 that states that the Richard J. O'Neil owned the property. O'Neil appears to have rented the property from 1945 to 1987. Similarly, Robert Hopkins was from Maryland, not Kentucky, and the house was not added onto until 1911-1923 (not the 1880s or 1890s). It may have resembled the house to the east, though we have no documentation to that effect. And neither one of them would be considered "salt box" in design.

A dwelling appears on the site in the 1905, 1911 and 1923 Sanborn Fire Insurance maps (see maps below). In 1905 and 1911 the house is represented as a one-storey frame structure with a shingled roof, tile chimney, and one-storey porch across the front. The house on these maps is roughly "L" shaped, with an addition on the east side of the central block.

On the 1923 map, however, the footprint changes. The main block of the building appears the same, but the eastern addition is gone. The front section of the building is now 1½ storey, frame, shingle roof, tile chimney, with a three-sided bay window off the northwest corner and a porch across the front. A one-storey, frame section with a shingled roof on the rear of the house also had a porch across its length. Property records suggest that this renovation occurred in 1918.¹²



1905 Sanborn Fire Insurance Map

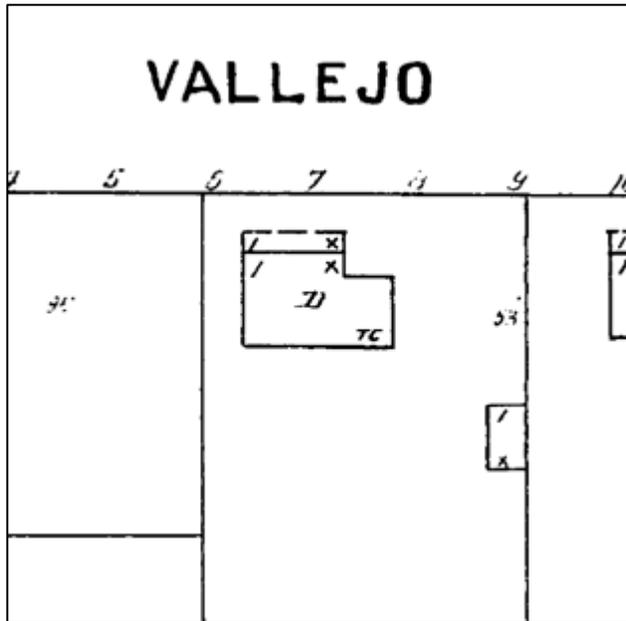


1911 Sanborn Fire Insurance Map

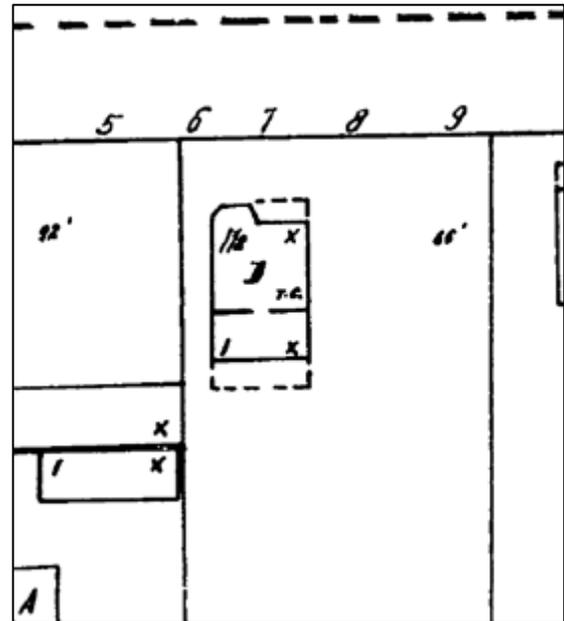


¹² I found no newspaper references or permit history to confirm this information, but it is within the timeframe of 1911-1923.

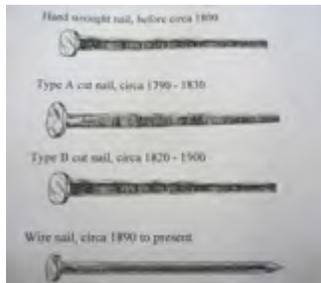
Sanborn Fire Insurance Map, October 1923.



1905 Sanborn Detail



1923 Sanborn Detail



An inspection of the interior of the house indicates that the main block of the 1850s building was incorporated into the larger <1923 dwelling. Type B Machine cut nails (ca. 1820 – 1900) are present in the framing members of the walls of what is now the middle room, adjacent to the modern dining room. This section was built using braced frame construction, which was common through the mid-nineteenth century because of its strength and affordability (see figure 30). The beams in this section are also hand hewn and joined with half dovetail tenons (see figure 31). The ceiling in this section is about a foot lower than the ceiling in the north section of the house, suggesting that they were built at different times, as well. The original house has no evidence of a chimney, though it probably had a wood or coal stove for heat and cooking.

The physical and primary resource evidence suggest that the ca. 1850 house possibly built by Robert Hopkins was fully engulfed within a new house constructed by Andrew Goess between 1911 – 1923. Secondary property records indicate that the date was 1918. Goess raised the roof another half storey, added an attic, added three rooms and a porch across the front of the house, demolished the east wing, and built a porch across the back. The 1850s front door became the entrance into the back room (see figure 33). All that remained of the original house was the west wall, the east wall, and the south wall. The roof was gone and the north wall was fully enclosed.

The 1918 addition used popular architectural details, such as the bay window, the shaped shingles and the scrolled rafter ends. There is no evidence that this 1918 addition had a fireplace, though the Sanborn Maps indicate that it did have a tile chimney, which probably serviced a stove.

Peter Law and Bob Tait undertook the next major renovation in 1982. Besides replacing the foundation, Law and Tait built the pool and redesigned the rear of the house. They partially enclosed the rear porch and built a small addition off the southwest corner as part of a kitchen remodel.¹³ Tait and Law also added or enlarged



¹³ Henley, "Honoring the Past, Sonoma Index-Tribune, 11/13/2003

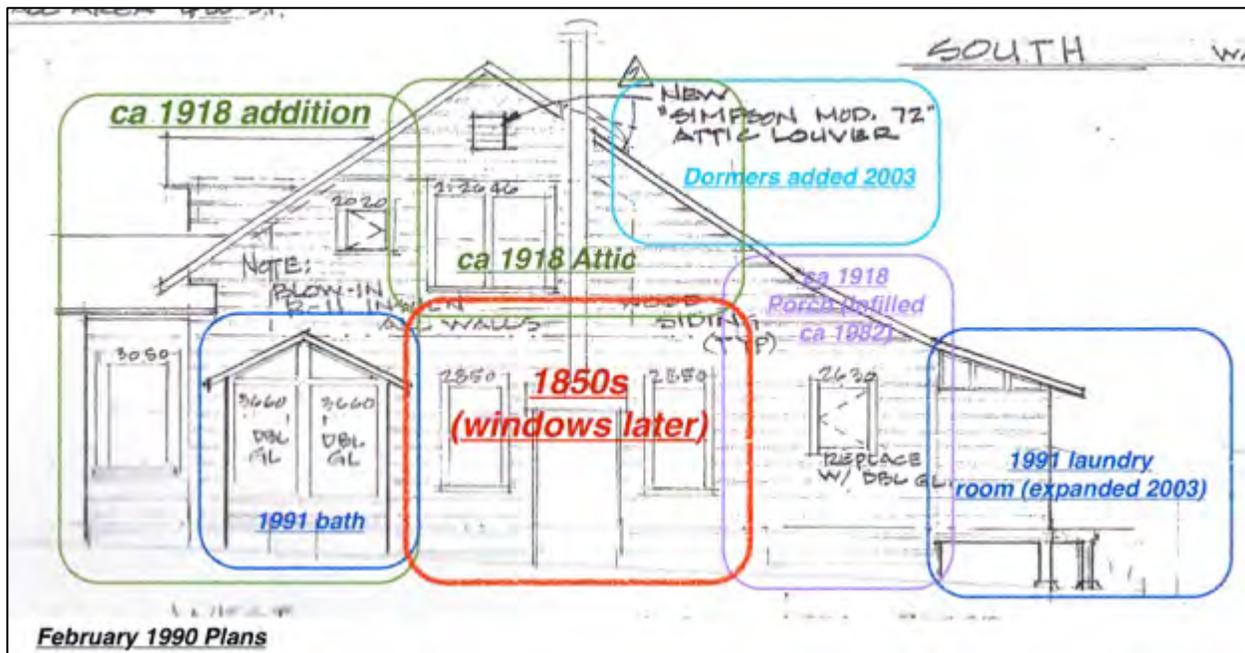


the windows on the west façade, flanking the flue pipe, cutting into the 1850s brace at the northwest corner of the room (see figure 30). On the front porch, Law and Tait replaced the plain square posts with Victorian-inspired posts and replaced the front door with a pair of Queen Anne-style French doors. The replaced elements appear in the photograph of 227 East Spain included in the Historic Resource Inventory of 1978.

Penny McNaughton undertook the next three phases of renovation. In 1990 she built the “Water Tower” at the back of the 1959 garage, and in 1991 built the bathtub addition off the northwest corner of the house. She undertook the largest project in 2003:

- construction of a new wing on the east side
- replacement or enlargement of the small wing off the kitchen on the southwest corner
- addition of the two dormers on the rear of the house
- reconfiguring the attic space
- insertion of new bay windows on the north (the window east of the front door), the east (window at junction of new eastern addition), and west (kitchen)

Over the course of the numerous renovations, all of the windows and doors were replaced at least once.



Determination of Eligibility

In order for a resource to be historically significant as an individual resource it must meet pass three tests: 1) it must be over 45 years old;¹⁴ 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 ca 1850 core of the house at 227 East Spain Street is over 165 years old, and its 1918 addition is nearly 100 years old and potentially historic in its own right. The building lies in Sonoma’s Historic Overlay

¹⁴ In certain situations, the age requirement may be waived.



District, is included in the Sonoma League for Historic Preservation's "Historic Resource Survey,"¹⁵ and is listed as a contributing element to the Sonoma Plaza National Register of Historic Places (NRHP) Historic District (1992). However, its integrity has been severely compromised over time to the extent that it is not historically significant as an individual structure. It does contribute to the historic feeling and setting of the NRHP district, and is, therefore, historically significant as a contributing resource to a NRHP-listed historic district.

¹⁵ Some of the "Survey" information is false, including the name of the property: "Gaese Residence." The construction date of 1900 is also unsupported, though the 1850 date may be correct. Robert Hopkins may or may not have built the house though he did live in a house on the property in 1851.



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	227 East Spain Street
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.	The Goess family owned the house for nearly 80 years, though they only occupied it for the first 25 years. They rented out the property from at least 1926-1979.
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 1918 façade typifies early-twentieth century Queen Anne cottages, though its integrity has been severely compromised by the replacement of character defining original details: window, porch posts, and door. The replacement of the porch posts and front door lend a degree of false historicism to the building. Only hints of the structure of the ca. 1850 house remain buried in the walls of the 1918 structure. All of the windows on the building have been replaced, and the rear of the building has been totally redesigned several times.
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.

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



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.¹⁷

Integrity Element	227 East Spain Street	Conclusion
Location (“ <i>place where the property was built</i> ”)	All sections of the building retain their integrity of location as they have not been moved or relocated.	INTACT
Design (“ <i>combination of elements that create the form, plan, space, structure, and style</i> ” (NPS))	The original ca. 1850 design was destroyed during the 1918 renovation with the removal of the east wing, application of a new front façade, and raising of the building by half a storey. The 1982 renovation further eroded the design by filling in part of the 1918 porch and adding another wing on the back. In 1991, yet another wing was added to the west. The <i>coups de grace</i> came in 2003 with the addition of a large wing on the east, the addition of two dormers on the rear, the addition of three bay windows, and the extension of the 1991 kitchen wing.	COMPROMISED
Setting (“ <i>physical environment</i> ”)	Though the building itself has been altered, the overall residential setting of the project area remains unchanged from the late-nineteenth century: freestanding one and two-story residential structures set back from the street on modest sized lots.	INTACT
Materials	All of the original and 1918 windows and doors have been replaced. The original materials of the ca. 1850 dwelling are encased in the 1918 structure. The entire rear section of the building is new. Character-defining, original 1918 details, such as the porch posts and front door, have been replaced.	COMPROMISED
Workmanship (“ <i>evidence of labor and skill</i> ”)	The ca. 1850 workmanship remains only in the structural elements encased in the 1918 walls. Some 1918 details remain, such as the scrolled rafter tails and the shaped shingles; many features, however, have been altered or replaced.	COMPROMISED
Feeling (“ <i>expression of the aesthetic or historic sense of a particular period of time</i> ”)	On its surface, the cottage retains its 1918 feeling as an early twentieth century, Queen Anne style dwelling. The window replacements, porch modifications, and additions have not diminished this overall “feeling.” The embellishment of the porch posts and front door have added to this feeling, lending a degree of false historicism to the property.	COMPROMISED
Association (“ <i>direct</i> ”)	This cottage was owned, occupied and rented	INTACT

¹⁷ http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm



<i>link between an important historic event or person")</i>	out by the Goess family for nearly 80 years. Changes made to it over time, including the 1918, 1982, 1991 and 2003 renovations, have had no impact on this association.	
---	---	--

Conclusion

The house at 227 East Spain Street, as it appears today, is nearly 100 years old, is within the City of Sonoma's Historic Overlay Zone, was included in the Sonoma League for Historic Preservation's 1978 Historic Resource Survey, and is identified as a contributing resource to the Sonoma Plaza NRHP District. While it does not appear to be historically significant as an individual resource because of loss of integrity, it does remain significant as a contributing resource to the streetscape and surrounding NRHP district.

Numerous building campaigns have eroded away the historic integrity of this house:

1918: Queen Anne façade applied, roof redesigned and raised ½ storey, wing removed, rear porch added

1982: rear porch (1918) partially infilled, wing added off of SW corner

1991: bathroom wing on west

2003: addition on east, 1982 wing enlarged, dormers on rear roof, bay windows inserted

However, the façade of this building and its massing do contribute to the overall historic feeling of the surrounding NRHP district. Proposed additions to the house should be sensitive to the surrounding historic resources, including the Ray-Adler Adobe to the west (205 East Spain Street), the Adam Adler House across the street (220 East Spain Street), and the Cook-Hope House to the east (245 East Spain Street).

Changes at 227 East Spain should be sympathetic to these nearby resources in terms of scale, massing and materials.

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www.archives.com

www.archives.org

hld.huntington.org/cdm/

www.loc.gov

www.cdnc.ucr.edu

www.genealogybank.com

www.calisphere.universityofcalifornia.edu



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Figure 1: Front (north) facade.



Figure 2: Front (north) facade. Dormer.



Figure 3: Front (north) facade. Front Door.



Figure 4: Front (north) facade. Replacement porch post.



Figure 5: Front (north) facade. Bathroom addition.



Figure 6: Front (north) elevation. Bay window.



Figure 7: East (side) elevation.



Figure 8: East (side) facade. Rear of building.



Figure 9: East (side) elevation. Shiplap siding.

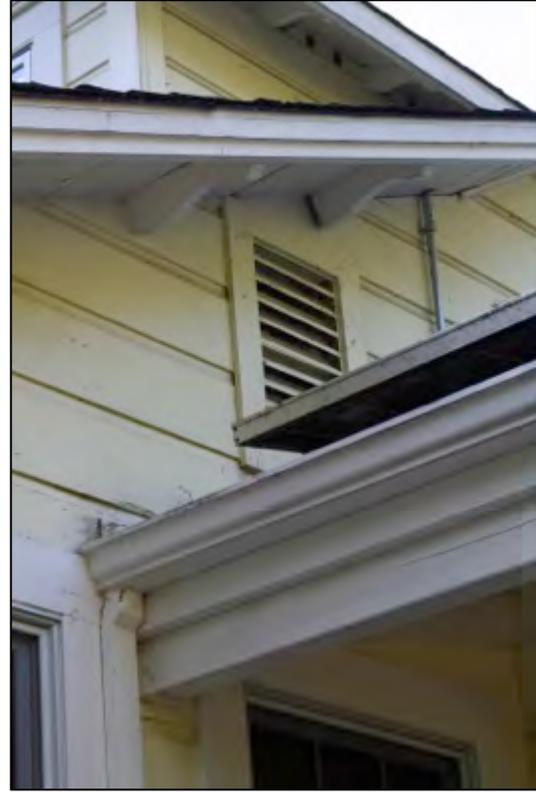


Figure 10: East (side) gable end. Ventilation opening.



Figure 11: East (side) elevation. SE corner.



Figure 12: East (side) elevation. Windows in gable.



Figure 13: East (side) elevation. Eaves at NE corner.



Figure 14: East (side) elevation. Bedroom bay window (2003).



Figure 15: South (rear) elevation.



Figure 16: South (rear) elevation. Back door and dormers.

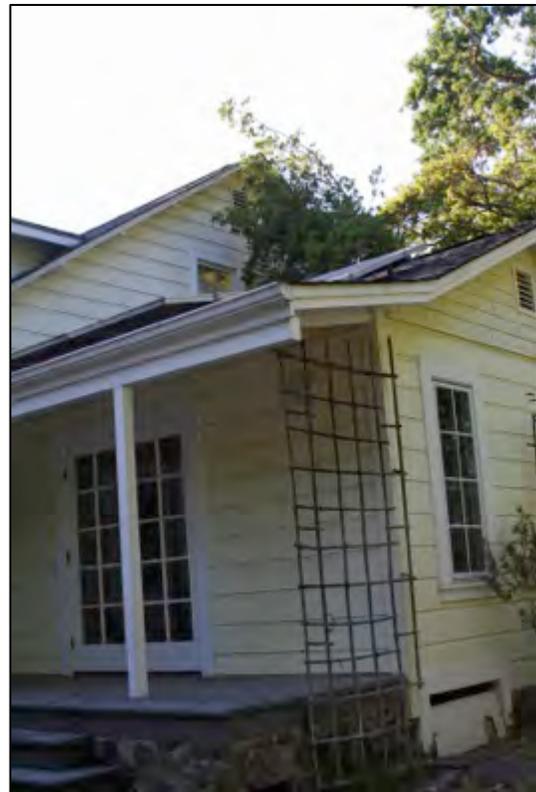


Figure 17: South (rear) elevation. SE corner.



Figure 18: South (rear) elevation. Back porch and kitchen wing.



Figure 19: Back porch looking at east side of kitchen addition. Figure 20: South (rear) elevation. Addition.



Figure 21: Neighbor to west (obscured behind landscaping).



Figure 22: West (side) elevation. Windows in gable.



Figure 23: West (side) elevation. Seam of infilled porch. Figure 24: West (side) elevation. 1850 Building seam.



Figure 25: West (side) elevation. Evidence of older window. Figure 26: West (side) elevation. New window.



Figure 27: West (side) elevation. Gable.



Figure 28: (West (side) elevation. Bathroom addition (1991).



Figure 29: West wall viewed from inside. Showing braced frame construction, replacement windows cutting joists (right), and fireplace cut into wall.



Figure 30: Hand hewn joists, half-dovetailed.



Figure 31: South wall, original back door.



Figure 32: North wall. Original front door.



Figure 33: Stairs.



Figure 34: Garage (north side).



Figure 35: Greenhouse behind garage/guest house.



Figure 36: Garage/Guest House. West side.



Figure 37: Pool.



Figure 38: View of house from Spain Street.



Figure 39: Looking east down Spain Street.



Figure 40: Looking west down Spain Street.

**Appendix B: 1978 League Survey Form for
227 East Spain Street¹⁸**

¹⁸ Sonoma League for Historic Preservation Historic Resources Inventory, 1978.



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Fowler Residence
2. Historic name, if known: Gaese Residence
3. Street or rural address: 227 E. Spain St.
 City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Hazel Fowler Address: c/o Shea 1212 Market St.
 City: San Francisco ZIP: 94102 Ownership is: Public Private
5. Present Use: Residence Original Use: Residence
 Other past uses: _____

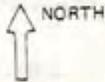
DESCRIPTION

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

Located on the south side of E. Spain Street, east of Second St. East, this small unique two-story gabled roof residence features a shed roof covered porch with two square wood posts, the original wood paneled front door with one light, a broad bay with overhanging gabled roof projecting out on the west corner. At the second story is a gabled roof dormer with 3 vertical windows of 5 lights each. Under the gables are tear-drop shingles. The exterior finish is ship lap siding. The back has a salt box type roof line.

Included on the side at the property line to the east is a very large oak tree.

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



See City Map Area 10

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

8. Approximate property size:

Lot size (in feet) Frontage 81
 Depth 151
 or approx. acreage _____

9. Condition: (check one)

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

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

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

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

12. Threats to site:

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

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



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

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction ¹⁸⁵⁰@1900 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): Robert Hopkins, member of Town Council in 1851
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

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

The original owner is believed to have been Andrew Gaese. The Fowler Family has owned it prior to 1949. It has been a rental.

This unique residence, situated in a neighborhood of historic homes is unaltered* and the only example of its style in Sonoma. The house, located on a large lot, is between an adobe dating back to 1848 and a wood home dating back to @1850's. The house is compatible with the surrounding historic residential neighborhood and if restored as a single family residence would be an asset to the street.

It was greatly altered at the turn of the century

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

22. Sources: List
Laure
Reube

23. Date form prepared: _____
Address: _____
Phone: _____



ZIP: 95476
Historic Preservation

**Appendix C: Sonoma Plaza National Register
of Historic Places (NRHP) Registration form**¹⁹

¹⁹ Sonoma League for Historic Preservation Historic Resources Inventory, 1978.



NPS Form 10-900-a
OMB Approval No. 1024-0018

United States Department of the Interior

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM: CONTINUATION SHEET**

Section No. 7 Description: Sonoma Plaza Boundary Increase

sidewalk and front lawn is a low rock-faced random laid stone retaining wall. This locally quarried stone is the same used for other stone buildings, trim, and sidewalks in other parts of the district.

53. 220 East Spain Street. At the rear of the lot, towards the northeast, is a large one-story garage with detailing matching the main house, including narrow wood siding, large shaped open brackets and original wood doors.
54. 227 East Spain Street, a house, built c. 1900, is two-stories with a gabled roof, shed roof porch, shiplap siding, and imbricated shingles in front facing gable.
55. 245 East Spain Street, the Cooke House, was built circa 1852-57. It is a one-story frame house with a gable roof with a break that extends to form a porch over the 5-light wood casement windows on the north elevation. It was enlarged in the 1940s during the period of significance.
56. 256 East Spain Street, the Castagnasso House, is a vernacular style frame house. The first floor was built in 1849; a second story was added in 1878. The entry door has a glazed transom and sidelights. The building was first moved in 1856 and then again to its present site in 1902.





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

DRHPC Agenda Item: 3

Meeting Date: 11/17/15

Applicant

Schellinger Brothers

Project Location

19241 Fifth Street West

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
- Year Built: 1951
-

Request

Demolition of a single-family residence and attached garage located on the property at 19241 Fifth Street West.

Summary

The property is a ±17,928 square foot parcel located on the west side of Fifth Street West at the corner of Fifth Street West and Lasuen Street. The site is currently developed with a single-family residence and an attached garage.

The property is not located within the City's Historic Overlay Zone; however, it is listed on the local Historic Resources Survey and the State Register with a 7N California Historical Resource Status Code, which means the resource needs to be reevaluated. The property is not listed on 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 (Site Plan) is attached.

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

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

Given the age of the building, in October, 2015, the applicant commissioned Tom Origer & Associates to prepare a cultural resource survey of the property to determine if the residence was historically significant. The cultural resource survey 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 Cultural Resources Survey for the Proses House Sonoma, Sonoma County, California dated October 6, 2015). Because the structure is not an 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 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 the applicant, Scott Schellinger, at (707) 921-5030.

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. Office of Historic Preservation Directory of Properties in the Historic Property Data File for Sonoma County
2. Historic Resources Inventory
3. Asbestos Inspection of the Home 19241 Fifth Street West in Sonoma CA
3. Historical Evaluation of the building 557 Fourth Street East in Sonoma, Sonoma County, California
4. Existing site plan

cc: Scott Schellinger, via email

Brian & Bethany Proses
1865 Clay Street
San Francisco, CA 94109

Brian and Bethany Proses
1650 California Street
San Francisco, CA 94109-4627

Mary Martinez, via will call at City hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey

OFFICE OF HISTORICAL RESERVATION * * * Directory of Properties in the Historic Property Data File for SONOMA County.			Page 79	04-05-12								
PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT	
							HIST.RES.	NHL-92000293-0093	05/06/92	1D	ABC	
							HIST.SURV.	5476-0150-0000		3S		
004240	122	2ND ST E	McKENNA HOUSE	SONOMA	P	1898	HIST.SURV.	5476-0125-0000		3S		
004241	230	2ND ST E	LAURENCE VILLA	SONOMA	P	1890	HIST.SURV.	5476-0126-0000		7N		
004204	315	2ND ST E	SONOMA BREWERY & ICE COMPANY, VELL	SONOMA	P	1910	HIST.SURV.	5476-0089-0000		3S		
087502	378	2ND ST E		SONOMA	P		HIST.RES.	NHL-92000293-0143	05/06/92	6X		
087503	405	2ND ST E		SONOMA	P	1960	HIST.RES.	NHL-92000293-0144	05/06/92	6X		
004207	441	2ND ST E	ANGELO BRETТА HOUSE	SONOMA	P	1920	HIST.SURV.	5476-0092-0000		7N		
004208	453	2ND ST E	KELLY RESIDENCE	SONOMA	P	1900	HIST.SURV.	5476-0093-0000		7N		
004152	531	2ND ST E	CLEWE RESIDENCE	SONOMA	P	1876	HIST.RES.	NHL-92000293-0032	05/06/92	1D	AC	
							HIST.SURV.	5476-0048-0032	01/01/78	1D		
							HIST.RES.	NHL-75000489-0032	04/03/75	1D	AC	
004153	532	2ND ST E	PINE LODGE AND THE PINES, DUHRING	SONOMA	P	1859	HIST.RES.	NHL-92000293-0033	05/06/92	1D	AC	
							HIST.SURV.	5476-0048-0033	01/01/78	1D		
							HIST.RES.	NHL-75000489-0033	04/03/75	1D	AC	
004264	553	2ND ST E	WILLIAM CLEWE HOUSE	SONOMA	P	1915	HIST.RES.	NHL-92000293-0091	05/06/92	1D	ABC	
							HIST.SURV.	5476-0149-0000		7N		
004263	558	2ND ST E	LUTGENS HOUSE	SONOMA	P	1910	HIST.RES.	NHL-92000293-0092	05/06/92	1D	ABC	
							HIST.SURV.	5476-0148-0000		3S		
004262	580	2ND ST E	WATERS RESIDENCE, TATE HOME	SONOMA	P	1906	HIST.SURV.	5476-0147-0000		3S		
004261	596	2ND ST E	LOWELL RESIDENCE / WESTLAKES HOME	SONOMA	P	1910	HIST.SURV.	5476-0146-0000		7N		
004260	654	2ND ST E	RALPH HOLTZ HOUSE	SONOMA	P	1915	HIST.SURV.	5476-0145-0000		7N		
004259	663	2ND ST E	GILLON HOME	SONOMA	P	1860	HIST.SURV.	5476-0144-0000		7N		
004338	721	2ND ST E	VIRGINIA MERKEL	SONOMA	P	1930	HIST.SURV.	5476-0224-0000		7N		
004322	741	2ND ST E	SEELY, ETHEL W.	SONOMA	P	1930	HIST.SURV.	5476-0208-0000		7N		
004323	749	2ND ST E	KISER, P & A	SONOMA	P	1930	HIST.SURV.	5476-0209-0000		7N		
004324	757	2ND ST E	DEUTSCHEN, A & M, E.	SONOMA	P	1930	HIST.SURV.	5476-0210-0000		7N		
072224	315	2ND ST W		SONOMA	U	1910	PROJ.REVW.	HUD910506B	06/25/91	3S	AC	
004212	450	2ND ST W		SONOMA	P	1895	HIST.SURV.	5476-0097-0000		7N		
004288	446	3RD ST W	HUNTER RESIDENCE	SONOMA	P	1900	HIST.SURV.	5476-0174-0000		7N		
004289	464	3RD ST W	PERAZZO RESIDENCE	SONOMA	P	1880	HIST.SURV.	5476-0175-0000		7N		
004332		4TH ST E	SEBASTIANI BRIDGE, BRIDGE	SONOMA	M	1914	HIST.SURV.	5476-0218-0000		3S		
004329	131	4TH ST E	R.J. MARTINELLI	SONOMA	P	1915	HIST.SURV.	5476-0215-0000		5S2		
004330	388	4TH ST E	MISSION VINEYARD AND WINERY; SAMUE	SONOMA	P	1904	HIST.SURV.	5476-0216-0000		3S		
							HIST.RES.	SHL-0739-0000	06/06/60	7L		
004190	389	4TH ST E	SEBASTIANI BUNGALOW	SONOMA	P	1930	HIST.SURV.	5476-0075-0000		7N		
004331	402	4TH ST E	SEBASTIANI, MCTAGGERT	SONOMA	P	1923	HIST.SURV.	5476-0217-0000		3S		
004333	428	4TH ST E		SONOMA	P	1890	HIST.SURV.	5476-0219-0000		7N		
004334	564	4TH ST E	L & M.L. RAMPONI	SONOMA	P	1927	HIST.SURV.	5476-0220-0000		7N		
004335	584	4TH ST E	BASCH, C & A	SONOMA	P	1932	HIST.SURV.	5476-0221-0000		7N		
004339		5TH ST		SONOMA	P	1890	HIST.SURV.	5476-0225-0000		3S		
004340	539	5TH ST E		SONOMA	P	1910	HIST.SURV.	5476-0226-0000		5S2		
004383	20455	5TH ST E	CHARLIE CUTTER	SONOMA	P	1900	HIST.SURV.	5476-0269-0000		3S		
004385	20730	5TH ST E	DUNN PLACE	SONOMA	P	1870	HIST.SURV.	5476-0271-0000		3S		
004393	20879	5TH ST E		SONOMA	P	1930	HIST.SURV.	5476-0279-0000		7N		
004216	18935	5TH ST W	SWISS CHATEAU, MURPHY	SONOMA	P	1940	HIST.SURV.	5476-0101-0000		7N		
004217	18950	5TH ST W	M. VALLEJO RANCH, MONTINI DAIRY	SONOMA	P	1900	HIST.SURV.	5476-0102-0000		7N		
004218	18950	5TH ST W	M. VALLEJO RANCH, MONTINI DAIRY (B	SONOMA	P	1900	HIST.SURV.	5476-0103-0000		7N		
004219	19241	5TH ST W	BAINES R.	SONOMA	P	1925	HIST.SURV.	5476-0104-0000		7N		
004120	18630	7TH ST E	MAJOR SNYDER RANCH	SONOMA	P	1862	HIST.SURV.	5476-0047-0000		3S		
004401	19651	7TH ST E	KEMPNER, KURT	SONOMA	P	1890	HIST.SURV.	5476-0287-0000		3S		
004402	19725	7TH ST E	R.J. KINGSLEY	SONOMA	P	1906	HIST.SURV.	5476-0288-0000		7N		
004403	19990	7TH ST E		SONOMA	P	1905	HIST.SURV.	5476-0289-0000		5S2		
004404	19991	7TH ST E	FRED CARLSON RANCH	SONOMA	P	1910	HIST.SURV.	5476-0290-0000		7N		
004405	20009	7TH ST E	MCDOWELL, BRAITO	SONOMA	P	1900	HIST.SURV.	5476-0291-0000		7N		
004437		8TH ST	SCHELLVILLE DEPOT	SONOMA	P	1879	HIST.SURV.	5476-0323-0000		3S		

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: BAINES, R.
2. Historic name, if known: _____
3. Street or rural address 19241 5th Street West
 City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: R. Baines Address: 19241 5th St. West
 City: Sonoma ZIP: 95476 Ownership is: Public Private
5. Present Use: Residence Original Use: Residence
 Other past uses: As above

DESCRIPTION

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

This is a bungalow type home with two gable roof. Over-extended eaves with pullins and large windows.

A garage with flat roof is on the side and in back of the house.

Large trees, shrubs and tall edge surround the white shiplap house.

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

See City Map Area 9.



UTM (SONOMA QUAD)
 10/546,020/4,239,320
 10/548,540/4,239,050
 10/548,420/4,238,220
 10/545,950/4,238,530

8. Approximate property size:

Lot size (in feet) Frontage 100
 Depth 166
 or approx. acreage _____

9. Condition: (check one)

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

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

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

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

12. Threats to site:

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

13. Date(s) of enclosed photograph(s): April 4, 1978

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

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other _____
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1925 This data is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other Car port i. None

SIGNIFICANCE

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

According to Mr. Baines, this house is one of the first bungalows built on 5th Street West. He has lived in Sonoma for 66 years. It is a good example of this popular style but probably the only one in the area, but essential to keep this area with the rural feeling of the time.

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

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

Interview with Mr. Baines

23. Date form prepared: 1978 By (name): SWEET/DE PETRIS
Address: _____ City Sonoma ZIP: 95478
Phone: 938-0510 Organization: Sonoma League for Historic Preservation

(State Use Only)



hand delivered

October 20, 2015

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

Re: 19241 5th Street West - Demolition Permit

Dear Sir or Madam:

Attached please find:

City of Sonoma Uniform Application
10 x 24"x36" site plans
1 x 11" x 17" site plan
Cultural Resources Study prepared by Tom Origer and Associates
Asbestos Inspection Report prepared by Curran Environmental
A check in the amount of \$495.00

The new project as it will be proposed will replace the existing single family dwelling with a new home. Our specific responses to the questions listed in the uniform application are:

1. See Cultural Resources Study.
2. See Cultural Resources Study.
3. The proposed new dwelling is designed for multi-generational family living on a single accessible level with a strong visual and functional relationship to outdoor spaces. The existing house has a relatively small footprint with minimal connection either visually or functionally to the site and was constructed on a raised foundation necessitating the use of stairs to access the dwelling.
4. The raised foundation, small cramped rooms and minimal exterior fenestration make the adaptive reuse of the existing structure economically and functionally difficult to reuse.
5. The existing house is a relatively undesirable candidate for relocation whose current condition, quality and appearance would not justify the high cost of moving.

As always, I am available to answer any questions or provide any additional information.

Best Regards,


Scott Schellinger
scott@cswland.com



Asbestos/Lead/Mold Consulting & Abatement Services

RECEIVED
OCT 05 2015
BY:

October 1, 2015

Schellinger Bros Construction
1270 Airport Blvd
Santa Rosa CA 95403

RE: Asbestos inspection of the home 19241 5th Street West in Sonoma CA.

Dear Mr. Schellinger,

On September 21, 2015 I took eight samples of suspected asbestos containing building materials located at the home 19241 5th Street West in Sonoma CA.

This samples was sent to Micro Analytical Laboratories Inc. for analysis using Polarized Light Microscopy (PLM) testing procedures. The results of the analysis indicate that asbestos was present in the samples as follows:

- Texture on the gypsum wall board throughout the home.....2% asbestos.
- Nine inch floor tile throughout the home.....3% asbestos.

Laboratory results are attached for your review and file, as well as a quotation to remove the asbestos.

If you have any questions regarding this report please give us a call at 525-0337.

Very truly yours,

Ralph Curran
Certified Asbestos Consultant #94-1493

OCT 20 2015

MICRO ANALYTICAL LABORATORIES, INC.
BULK ASBESTOS ANALYSIS - POLARIZED LIGHT MICROSCOPY (PLM)



1041
 Ralph Curran
 Curran Environmental Services, Inc.
 2137 Stonefield Lane
 Santa Rosa, CA 95403

PROJECT:
SCHELLINGER CONSTRUCTION CO
 19241 5TH STREET WEST
 SONOMA, CA

Micro Log In **211000**
 Total Samples 8
 Date Sampled 09/21/2015
 Date Received 09/22/2015
 Date Analyzed 09/23/2015

SAMPLE IDENTIFICATION	ASBESTOS INFORMATION QUANTITY (AREA %) / TYPES / LAYERS / DISTINCT SAMPLES	DOMINANT OTHER MATERIALS
Client # 1 Micro # 211000-01 Analyst MO 9" TILE - KITCHEN AND BEDROOMS	FLOOR TILE: 3% CHRYSOTILE ASBESTOS MASTIC (BLACK): NONE DETECTED	NFM SYNTHETIC MATERIAL, CARBONATE, ADHESIVE.
Client # 2 Micro # 211000-02 Analyst MO SHEET VINYL FLOORING - BATHROOM	SHEET FLOORING: NONE DETECTED BACKING: NONE DETECTED MASTIC (YELLOW): NONE DETECTED	15% CELLULOSE 1% FIBROUS GLASS NFM SYNTHETIC MATERIAL, CARBONATE, ADHESIVE.
Client # 3 Micro # 211000-03 Analyst MO TEXTURE / GYPSUM WALLBOARD - KITCHEN WALL	GYPSUM BOARD: NONE DETECTED TEXTURE: 2% CHRYSOTILE ASBESTOS PAINT: NONE DETECTED	10% CELLULOSE NFM GYPSUM (CALCIUM SULFATE), CARBONATE.
Client # 4 Micro # 211000-04 Analyst MO MO TEXTURE / GYPSUM WALLBOARD - LIVING ROOM WALL	PAPER: NONE DETECTED TEXTURE: < 1% CHRYSOTILE ASBESTOS PAINT: NONE DETECTED (NO GYPSUM BOARD IN THE SAMPLE.)	5% CELLULOSE NFM GYPSUM (CALCIUM SULFATE)
Client # 5 Micro # 211000-05 Analyst MO TEXTURE / GYPSUM WALLBOARD - LAUNDRY ROOM	GYPSUM BOARD: NONE DETECTED PAINT: NONE DETECTED (NO TEXTURE IN THE SAMPLE.)	10% CELLULOSE NFM GYPSUM (CALCIUM SULFATE).

Technical Supervisor:

Mark P. Prasad 9/23/2015
 For Gamini Ranatunga, Ph.D. Date Reported

NVLAP Lab Code 101872-0, CA ELAP Certification #1037. Analyses use Polarized Light Microscopy (PLM), Micro Analytical SOP PLM-101. Basic techniques follow the EPA Interim Method for Bulk Insulation Samples (1982), and EPA-800/R03-118 (1993). The 1993 method covers all types of bulk materials and is based on the 1982 Method, with improved analytical techniques for layered samples as required for NESHAP compliance. Asbestos is quantified by colorated visual estimation. Detection limit is material dependant. Detection of asbestos (traces much less than 1%) may not be reliable or reproducible by PLM. Weight % cannot be determined by PLM. Asbestos with diameter below 1 µm may not be detected by PLM. Absence of asbestos in dust, debris, and some compact materials, including floor tiles, cannot be conclusively established by PLM, and should be confirmed by Transmission Electron Microscopy (TEM). Interferences may prevent detection of small asbestos fibers, and hinder determination of some optical properties. Tremolite-asbestos or actinolite-asbestos may be indistinguishable by PLM from some similar, non-regulated amphiboles (e.g. the "Libby Amphiboles" richterite and winchite), and should be confirmed by TEM. The lower quantitation limit (reporting limit) of PLM estimation is 1%. The Cal OSHA definition of asbestos-containing construction material is 0.1% asbestos, however, reliable determination of asbestos percent at this level cannot be done by PLM estimation, PLM Point Counting or TEM weight percent analysis are recommended. Only dominant non-asbestos materials (fibrous and non-fibrous) are listed. This analysis shall not be construed as conclusive for any reported materials other than asbestos. Sample heterogeneity is indicated by listing more than one distinct layer or material on the report. If more than one distinct sample is received in the same container, samples shall be marked with letters and analyzed separately. Layers within a sample are analyzed separately when feasible; if asbestos is detected, percentages are reported for individual layers. Interlayer contamination is possible among any layers in a sample. The notation ND (or "NONE DETECTED") indicates a result of "NO ASBESTOS DETECTED" in a homogeneous sample, or in all layers of a heterogeneous sample. Composite asbestos percentages from multiple layers are applicable only to wallboard / joint compound systems, compositing is based on customers' descriptions of material as "joint compound". Customers are solely responsible for identification and description of bulk materials listed on field forms. Laboratory descriptions may differ from those given by customers. Quality Control (QC) all results have been determined to be within acceptance limits prior to reporting. Samples that were reanalyzed are denoted by two sets of analyst initials. Unless otherwise stated herein, all samples were received in acceptable condition for analysis. This report must not be used to claim product endorsement by NIST or any U.S. Government agency. This report shall not be reproduced except in full, without the approval of Micro Analytical Laboratories, Inc., and pertains only to the samples analyzed. NFM = Non-fibrous materials.

MICRO ANALYTICAL LABORATORIES, INC.
BULK ASBESTOS ANALYSIS - POLARIZED LIGHT MICROSCOPY (PLM)



1041
 Ralph Curran
 Curran Environmental Services, Inc.
 2137 Stonefield Lane
 Santa Rosa, CA 95403

PROJECT:
SCHELLINGER CONSTRUCTION CO
 19241 5TH STREET WEST
 SONOMA, CA

Micro Log In **211000**
 Total Samples 8
 Date Sampled 09/21/2015
 Date Received 09/22/2015
 Date Analyzed 09/23/2015

SAMPLE IDENTIFICATION		ASBESTOS INFORMATION QUANTITY (AREA %) / TYPES / LAYERS / DISTINCT SAMPLES	DOMINANT OTHER MATERIALS
Client #	6	GYPSUM BOARD: NONE DETECTED PAINT: NONE DETECTED (NO TEXTURE IN THE SAMPLE.)	10% CELLULOSE NFM GYPSUM (CALCIUM SULFATE)
Micro #	211000-06 Analyst: MO TEXTURE / GYPSUM WALLBOARD - BEDROOM WALL		
Client #	7	GYPSUM BOARD: NONE DETECTED PAINT: NONE DETECTED (NO TEXTURE IN THE SAMPLE.)	10% CELLULOSE NFM GYPSUM (CALCIUM SULFATE)
Micro #	211000-07 Analyst: MO TEXTURE / GYPSUM WALLBOARD - BATHROOM WALL		
Client #	8	TAR WITH GRAVEL: NONE DETECTED FIBERGLASS FELT: NONE DETECTED	10% FIBROUS GLASS NFM TARI/ASPHALT BINDER
Micro #	211000-08 Analyst: MO SHINGLE - ROOF		

Technical Supervisor: Mark Oliverson 9/23/2015
 Gamini Ranatunga, Ph.D. Date Reported

NVLAP Lab Code 101872-0. CA ELAP Certification #1037. Analyses use Polarized Light Microscopy (PLM), Micro Analytical SOP PLM-101. Basic techniques follow the EPA Interim Method for Bulk Insulation Samples (1982), and EPA-600/R93-118 (1993). The 1993 method covers all types of bulk materials and is based on the 1982 Method, with improved analytical techniques for layered samples as required for NESHAP compliance. Asbestos is quantified by calibrated visual estimation. Detection limit is material dependent. Detection of asbestos traces (much less than 1%) may not be reliable or reproducible by PLM. Weight % cannot be determined by PLM. Asbestos with diameter below ~1 µm may not be detected by PLM. Absence of asbestos in dust, debris, and some compact materials, including floor tiles, cannot be conclusively established by PLM, and should be confirmed by Transmission Electron Microscopy (TEM). Interferences may prevent detection of small asbestos fibers and hinder determination of some optical properties. Tremolite-asbestos or actinolite-asbestos may be indistinguishable by PLM from some similar, non-regulated amphiboles (e.g. the "Libby Amphiboles" richterite and winchite), and should be confirmed by TEM. The lower quantitation limit (reporting limit) of PLM estimation is 1%. The Cal-OSHA definition of asbestos-containing construction material is 0.1% asbestos; however, reliable determination of asbestos percent at this level cannot be done by PLM estimation, PLM Point Counting or TEM weight percent analysis are recommended. Only dominant non-asbestos materials (fibrous and non-fibrous) are listed. This analysis shall not be construed as conclusive for any reported materials other than asbestos. Sample heterogeneity is indicated by listing more than one distinct layer or material on the report. If more than one distinct sample is received in the same container, samples shall be marked with letters and analyzed separately. Layers within a sample are analyzed separately when feasible. If asbestos is detected, percentages are reported for individual layers. Interlayer contamination is possible among any layers in a sample. The notation ND (or "NONE DETECTED") indicates a result of "NO ASBESTOS DETECTED" in a homogeneous sample, or in all layers of a heterogeneous sample. Composite asbestos percentages from multiple layers are applicable only to wallboard / joint compound systems; compositing is based on customer's descriptions of material as "joint compound". Customers are solely responsible for identification and description of bulk materials listed on field forms. Laboratory descriptions may differ from those given by customers. Quality Control (QC): all results have been determined to be within acceptance limits prior to reporting. Samples that were reanalyzed are denoted by two sets of analyst initials. Unless otherwise stated herein, all samples were received in acceptable condition for analysis. This report must not be used to claim product endorsement by NIST or any U.S. Government agency. This report shall not be reproduced except in full, without the approval of Micro Analytical Laboratories, Inc., and pertains only to the samples analyzed. NFM = Non fibrous materials

Client ID #

MICRO ANALYTICAL LABORATORIES, INC.

Log in # 21000

Name / Client / Address:

6900 Hollis St., Suite M, Emeryville, CA 94608
(510) 853-0224 - (510) 853-1361 - FAX

CURRAN ENVIRONMENTAL

Project

Asbestos (TEM)

2137 STONEFIELD LANE

SCHELLINGER CONSTRUCTION CO

Asbestos PLM

SANTA ROSA, CA 95403

19241 5TH STREET WEST

Lead Only

Tel. (707) 525-0337

SONOMA, CA

Metals (Specify)

Fax

Job No.

Mold, Non-Viable

E-mail rccurran@comcast.net

Other (Specify)

Number of Samples
8

Turn-Around Time
3-5 DAYS

Micro ID # (For Lab Use Only)	Client Sample ID#	Description	Date Sampled	Time Sampled Start / Stop / Total Minutes	Average LPM	Total Liters	Filter Pore Size
1	1	9" TILE KITCHEN AND BEDROOMS	09/21/2015	: : 0		0.00	
2	2	SHEET VINYL FLOORING BATHROOM		: : 0		0.00	
3	3	TEXTURE/GYPSUM WALLBOARD KITCHEN WALL		: : 0		0.00	
4	4	TEXTURE/GYPSUM WALLBOARD LIVING ROOM WALL		: : 0		0.00	
5	5	TEXTURE/GYPSUM WALLBOARD LAUNDRY ROOM		: : 0		0.00	
6	6	TEXTURE/GYPSUM WALLBOARD BEDROOM WALL		: : 0		0.00	
7	7	TEXTURE/GYPSUM WALLBOARD BATHROOM WALL		: : 0		0.00	
8	8	SHINGLE ROOF		: : 0		0.00	
				: : 0		0.00	
				: : 0		0.00	

Instructions / Comments: Fax E-mail To: rccurran@comcast.net

Sample Return: YES NO If "YES" is checked, samples will be returned to the client or archived at Micro Analytical if required. If "NO" is checked, solid samples may be disposed of within three months (one week for liquid samples, lab suspensions, and digestates).

Sampler's Signature / Name
Ralph Curran

Note to Lab: If any samples are not acceptable, record reasons for rejection

Relinquished By R. Curran Date / Time 09/21/2015

Drop Box / Courier

Received By [Signature]

9/22/15 14:22

Date / Time

Relinquished By _____ Date/Time _____

Received By _____

Date / Time _____

**A Cultural Resources Survey
for the Proses House
Sonoma, Sonoma County, California**

Prepared by:

Rachel M. Hennessy
and
Thomas M. Origer, M.A.
Registered Professional Archaeologist (#10333)

Tom Origer & Associates
Post Office Box 1531
Rohnert Park, California 94927
(707) 584-8200
(707) 584-8300 (fax)

Prepared for:

Scott Schellinger
CSW Land, LLC
P.O. Box 921
Santa Rosa, California 95402

October 6, 2015

OCT 20 2015

ABSTRACT

Tom Origer & Associates conducted a cultural resources survey for the Proses House in Sonoma, Sonoma County, California. The survey area is 0.41 acres where a house will be constructed. The survey was requested by Scott Schellinger of CSW Land, LLC. The survey found no cultural resources.

This study included archival research at the Northwest Information Center, Sonoma State University (NWIC File No. 15-0495), examination of the library and files of Tom Origer & Associates, contact with Native American communities, and field inspection of the project location. Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 15-099).

Synopsis

Project: A Cultural Resources Survey for the Proses House
Location: Lasuen Street and Fifth Street West, Sonoma, Sonoma County, California
Quadrangle: Sonoma, California, 7.5' series
Study Type: Intensive Survey
Scope: 0.41 acres
Finds: None

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FIGURES

- Figure 1. Project vicinity (adapted from the USGS 1980 Santa Rosa 1:250,000-scale map). **Error! Bookmark not defined.**
- Figure 2. Study location (adapted from the USGS 1980 Sonoma 7.5' map).....6

INTRODUCTION

Tom Origer & Associates conducted a cultural resources survey for the property at the corner of Lasuen Street and Fifth Street West in Sonoma, Sonoma County, California. The survey area is 0.41 acres. The survey was requested by Scott Schellinger of CSW Land, LLC. The survey found no cultural resources.

REGULATORY CONTEXT

The California Environmental Quality Act (CEQA) requires that cultural resources be considered during the environmental review process. This is accomplished by an inventory of resources within a survey area and by assessing the potential that cultural resources could be affected by development.

This cultural resources survey was designed to satisfy environmental issues specified in the CEQA and its guidelines (Title 14 CCR §15064.5) by: (1) identifying all cultural resources within the project area; (2) offering a preliminary significance evaluation of the identified cultural resources; (3) assessing resource vulnerability to effects that could arise from project activities; and (4) offering suggestions designed to protect resource integrity, as warranted.

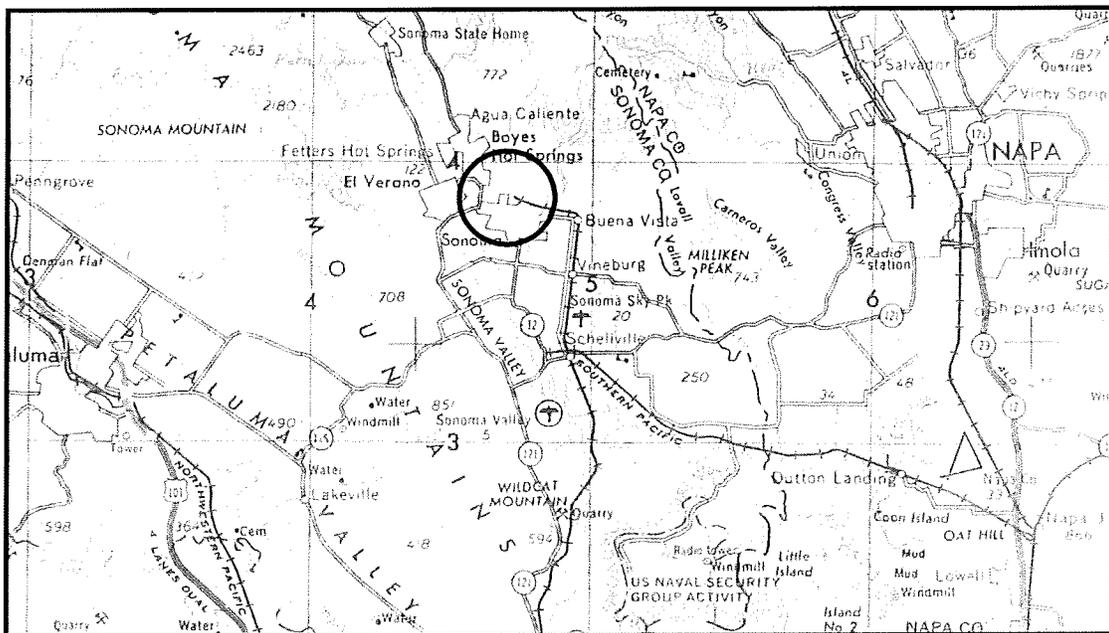


Figure 1. Project vicinity (adapted from the USGS 1980 Santa Rosa 1:250,000-scale map).

Resource Definitions

Cultural resources are classified by the State Office of Historic Preservation (OHP) as sites, buildings, structures, objects and districts, and each is described by OHP (1995) as follows.

Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where

the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Building. A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.

Structure. The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Object. The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

District. A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Significance Criteria

When a project might affect a cultural resource, the project proponent is required to conduct an assessment to determine whether the effect may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be affected. The importance of a resource is measured in terms of criteria for inclusion on the California Register of Historical Resources (Title 14 CCR, §4852) listed below. A resource may be important if it meets any one of the criteria below, or if it is already listed on the California Register of Historical Resources or a local register of historical resources.

An important historical resource is one which:

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.

Additionally, the OHP advocates that all historical resources over 45 years old be recorded for inclusion in the OHP filing system (OHP 1995:2), although professional judgment is urged in determining whether a resource warrants documentation.

PROJECT SETTING

Study Area Location and Description

The study area is located in the town of Sonoma, at the corner of Lasuen Street and Fifth Street West. It consists of 0.41 acres, as shown on the Sonoma, California, 7.5' USGS topographic quadrangle (Figure 2).

Sonoma Creek is the closest year round water source, located approximately 2 miles to the west of the study area. Soils are of the Tuscan series (Miller 1972:Sheet 108), which are moderately well-drained, cobbly clay loams. Slopes are 0 to 30 percent. In an uncultivated state, the vegetation associated with this soil is grass, forbs, low-growing shrubs, small brush, and shrub oak trees. In a cultivated state, this soil is usually associated with pastures for sheep and cattle, and in some areas, homesites (Miller 1972:85).

The geology of the study area is Pleistocene Quaternary Nonmarine Terrace Deposits which consist of river and stream terrace sands, silts and gravel. Can also include alluvium soils on west side of Sonoma Valley (Koenig 1963).

Cultural Setting

Archaeological evidence indicates that human occupation of California began at least 12,000-13,000 years ago (Erlandson *et al.* 2007). Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on extended family units. Later, milling technology and an inferred acorn economy were introduced. This diversification of economy appears coeval with the development of sedentism, population growth, and expansion. Sociopolitical complexity and status distinctions based on wealth are also observable in the archaeological record, as evidenced by an increased range and distribution of trade goods (e.g., shell beads, obsidian tool stone), which are possible indicators of both status and increasingly complex exchange systems.

At the time of European settlement, the survey area was within the territory controlled by the Coast Miwok. The Coast Miwok were hunter-gatherers who lived in a rich environments that allowed for dense populations. They settled in large, permanent villages. Primary villages were inhabited throughout the year while other sites were visited seasonally to obtain particular resources. Sites were often established near freshwater sources and at ecotones where plant and animal life was diverse and abundant.

Archival Study Procedures

Archival research included examination of the library and project files at Tom Origer & Associates. A review was completed of the archaeological site base maps and records, survey reports, and other materials on file at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park. Sources of information included but were not limited to the current listings of properties on the National Register of Historic Places (National Register), California Historical Landmarks, California Register of Historical Resources (California Register), and California Points of Historical Interest as listed in the Office of Historic Preservation's *Historic Property Directory* (OHP 2012).

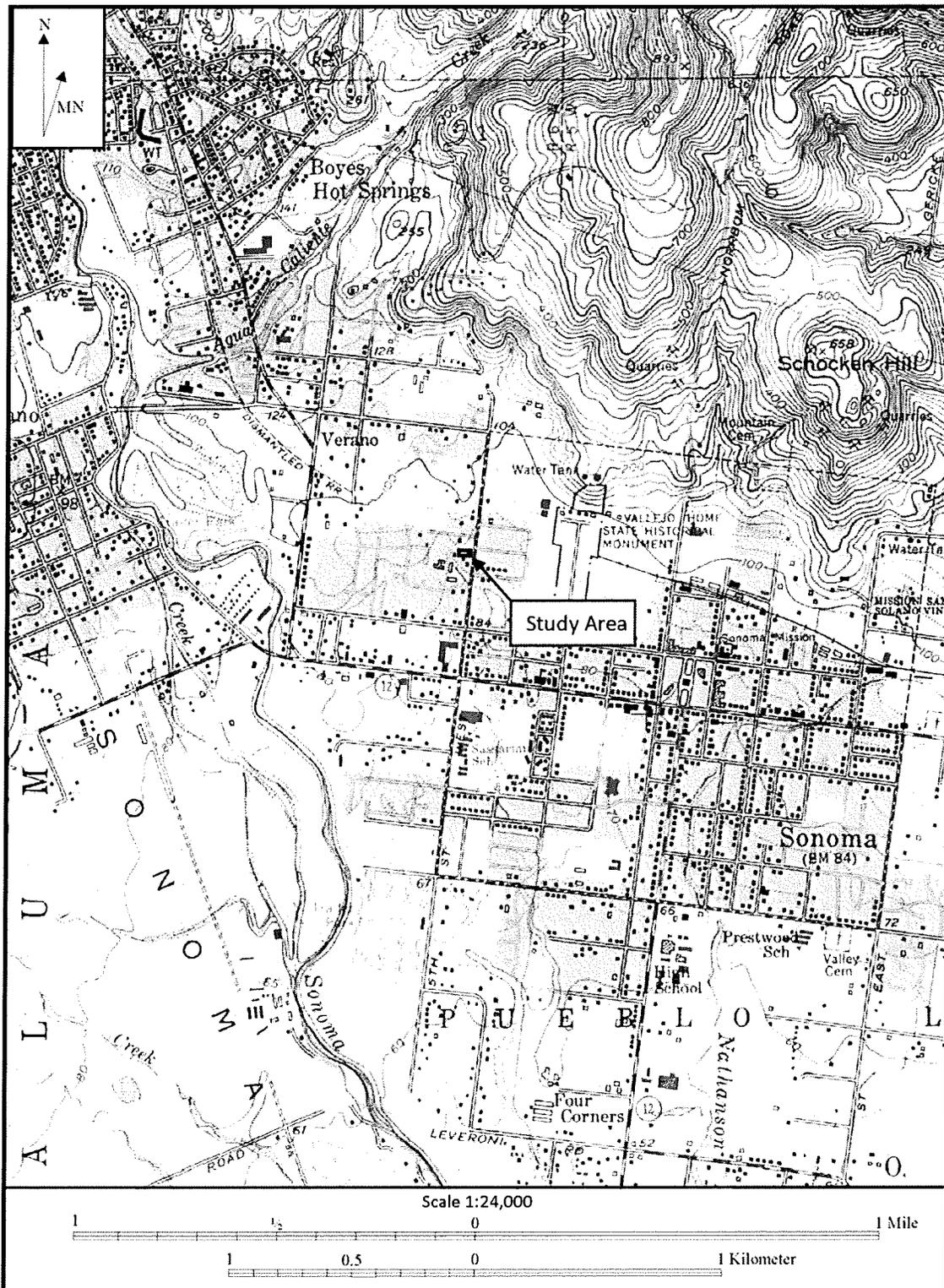


Figure 2. Study location (adapted from the USGS 1980 Sonoma 7.5' map)

The Office of Historic Preservation has determined that structures older than 45 years should be considered potentially important historical resources, and former building and structure locations could be potentially important historic archaeological sites. Archival research included an examination of historical maps to gain insight into the nature and extent of historical development in the general vicinity, and especially within the study area. Maps ranged from hand-drawn maps of the 1800s to topographic quadrangles issued by the United States Geological Survey (USGS). Included were General Land Office (GLO) survey plats and early USGS topographic maps.

In addition, ethnographic literature that describes appropriate Native American groups, county histories, and other primary and secondary sources were reviewed. Sources reviewed are listed in the "Materials Consulted" section of this report.

STUDY PROCEDURES

Archival Study Findings

Archival research (NWIC File No. 15-0495) revealed that there are no known cultural resources in the study location; however, the project location had not been subjected to cultural resource studies. Research also found that three previous surveys have been conducted within one quarter mile of the current study area (Whatford 1993; Cole 1980; Fernandez, Bartoy and Holson 2004), of which all yielded no cultural or historical resources. However, one survey (Steen and Origer 2006) discovered a site (CA-SON-132/H), a stone fence, and a basalt quarry within one quarter mile of the study area.

Barrett (1906;312) depicts an old village called Hū'tci southeast of the survey area. He locates the village near the plaza in the town of Sonoma.

Review of 19th century and early 20th century maps found that there were no known or suspected historical buildings or features in the study area (Bowers 1867; GLO 1880; Reynolds and Proctor 1898; Thompson 1877; USACE 1933, 1942; USGS 1902).

The house on the property was built in 1951 according to county files (see Parcel Quest 2015). The house is a modest wood framed building with a rectangular floor plan, a concrete perimeter foundation, end gabled roof, horizontal wood siding, and a mix of aluminum and vinyl slider windows. The front door faces Fifth Street West and the rear door faces west. Added to the rear (west elevation) is a patio, and an adjacent garage and work shop. Overall the building is in moderate to poor condition. It lacks characteristics that make it architecturally or historically significant.

There are no local, state, or federally recognized historic properties within or near the study area (OHP 2012; State of California Department of Parks and Recreation 1976).

Field Survey Procedures

A field survey of the study area was completed by the authors on September 23, 2015. The entire study area was examined intensively by walking in transects of 5-10 meters. Ground visibility was good.

Field Survey Findings

No prehistoric or historical archaeological sites were found within the study area.

RECOMMENDATIONS

Known Resources

No prehistoric or historical archaeological sites were found within the study area and no resource-specific recommendations are made.

Accidental Discovery

There is a possibility that buried archaeological deposits could be present, and accidental discovery could occur. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (§15064.5 [f]). Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

The following actions are promulgated in Public Resources Code 5097.98 and Health and Human Safety Code 7050.5, and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native American Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

SUMMARY

Tom Origer & Associates conducted a cultural resources survey for the Proses House located on the corner of Lasuen Street and Fifth Street West, Sonoma. The study was requested by Scott Schellinger of CSW Land, LLC. No prehistoric or historical cultural resources were found within the study area and no resource-specific recommendation were made.

MATERIALS CONSULTED

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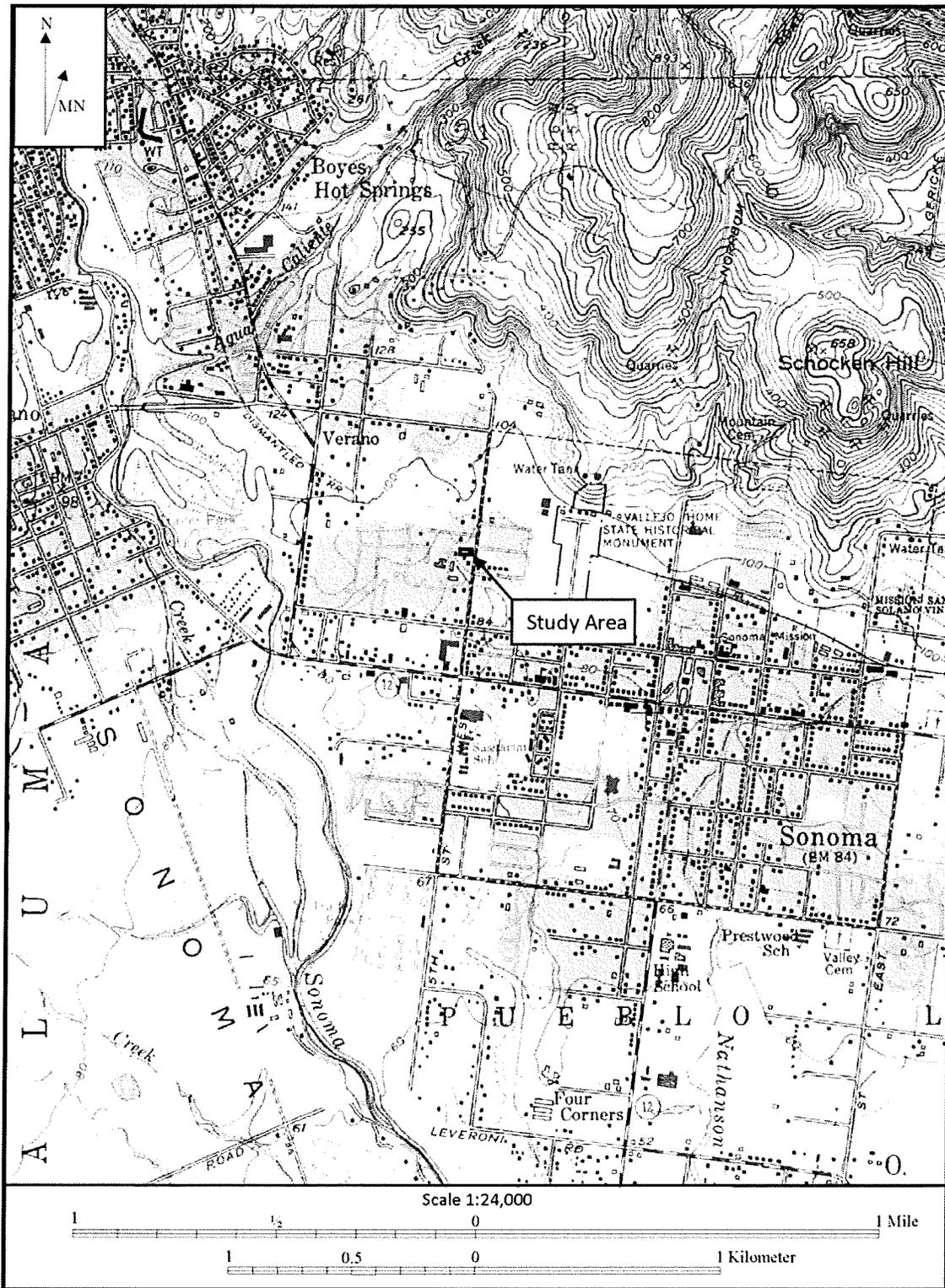
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APPENDIX A

Native American Contact

**Native American Contact Efforts
for the Proses House in Sonoma,
Sonoma County, California**

Organization	Letters	Results
<u>Native American Heritage Commission</u>	09/28/15	No comments have been received as of the date of this report.
<u>Dry Creek Rancheria of Pomo Indians</u> Harvey Hopkins	09/28/15	No comments have been received as of the date of this report.
<u>Federated Indians of Graton Rancheria</u> Buffy McQuillen Greg Sarris Peter Nelson	09/28/15	No comments have been received as of the date of this report.
<u>Lytton Band of Pomo Indians</u> Dianne Albright Lisa Miller Margie Mejia	09/28/15	No comments have been received as of the date of this report.
<u>Mishewal-Wappo of Alexander Valley</u> Scott Gabaldon	09/28/15	No comments have been received as of the date of this report.
<u>Stewarts Point Rancheria</u> Lorin Smith Reno Keoni Franklin	09/28/15	
<u>Ya-Ka-Ma</u>	09/28/15	No comments have been received as of the date of this report.



Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Harvey Hopkins
Dry Creek Rancheria of Pomo Indians
P.O. Box 607
Geyserville, California 95441

Re: Proses House, Sonoma, Sonoma County, California

Dear Harvey Hopkins:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,


Rachel Hennessy
Associate

Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Buffy McQuillen
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, California 94928

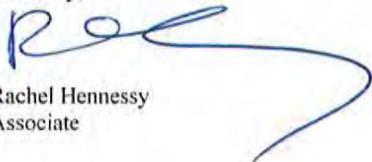
Re: Proses House, Sonoma, Sonoma County, California

Dear Buffy McQuillen:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

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Sincerely,



Rachel Hennessy
Associate

Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Greg Sarris
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, California 94928

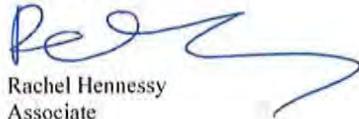
Re: Proses House, Sonoma, Sonoma County, California

Dear Greg Sarris:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,


Rachel Hennessy
Associate

Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Peter Nelson
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, California 94928

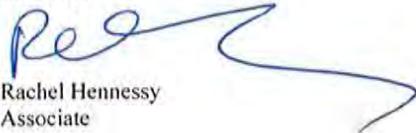
Re: Proses House, Sonoma, Sonoma County, California

Dear Peter Nelson:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,


Rachel Hennessy
Associate

Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Dianne Albright
Lytton Band of Pomo Indians
437 Aviation Blvd
Santa Rosa, California 95403

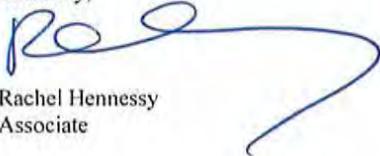
Re: Proses House, Sonoma, Sonoma County, California

Dear Dianne Albright:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Rachel Hennessy
Associate

Tom Origer & Associates
Archaeology / Historical Research

Septmeber 28, 2015

Lisa Miller
Lytton Band of Pomo Indians
437 Aviation Blvd
Santa Rosa, California 95403

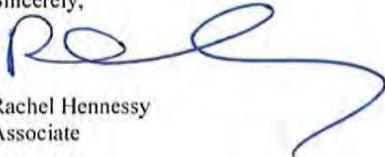
Re: Proses House, Sonoma, Sonoma County, California

Dear Lisa Miller:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Rachel Hennessy
Associate

Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Margie Mejia
Lytton Band of Pomo Indians
437 Aviation Blvd
Santa Rosa, California 95403

Re: Proses House, Sonoma, Sonoma County, California

Dear Margie Mejia:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,


Rachel Hennessy
Associate

Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Scott Gabaldon
Mishewal-Wappo of Alexander Valley
2275 Silk Road
Windsor, California 95492

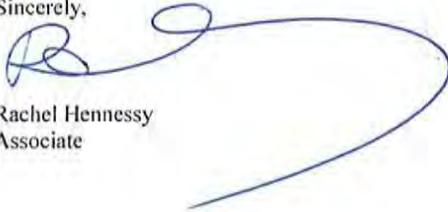
Re: Proses House, Sonoma, Sonoma County, California

Dear Scott Gabaldon:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Rachel Hennessy
Associate

Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Lorin Smith
Stewarts Point Rancheria
1420 Guerneville Road, Suite 1
Santa Rosa, California 95403

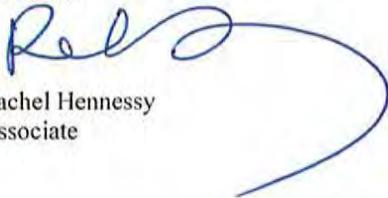
Re: Proses House, Sonoma, Sonoma County, California

Dear Lorin Smith:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Rachel Hennessy
Associate

Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Reno Keoni Franklin
Stewarts Point Rancheria
1420 Guerneville Road, Suite 1
Santa Rosa, California 95403

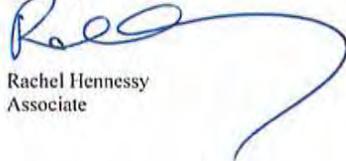
Re: Proses House, Sonoma, Sonoma County, California

Dear Reno Keoni Franklin:

I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Rachel Hennessy
Associate

Tom

From: lorin@stewartspoint.org
Sent: Thursday, October 1, 2015 3:59 PM
To: Tom Origer
Subject: Re:Lasuan Street, and Fifth Street West / House in Sonoma

Rachel,

The Cultural resources study for the project proponent proposes to build a house in Sonoma [Ca.is](#) out of the Aboriginal Territory of the Stewarts Point Rancheria Kashia Band of Pomo Indians.

We do not have any concerns or comments pertaining too this project.

Lorin W. Smith, Jr.
Tribal Historic Preservation Officer
1420 Guerneville Road, Suite 1
Santa Rosa CA 95403
Email: lorin@stewartspoint.org

Office: 707-591-0580 x 105
Cell: 707-321-7064

Tom Origer & Associates
Archaeology / Historical Research

September 28, 2015

Ya-Ka-Ama
7465 Steve Olson Lane
Forestville, California 95436

Re: Proses House, Sonoma, Sonoma County, California

To Whom It May Concern:

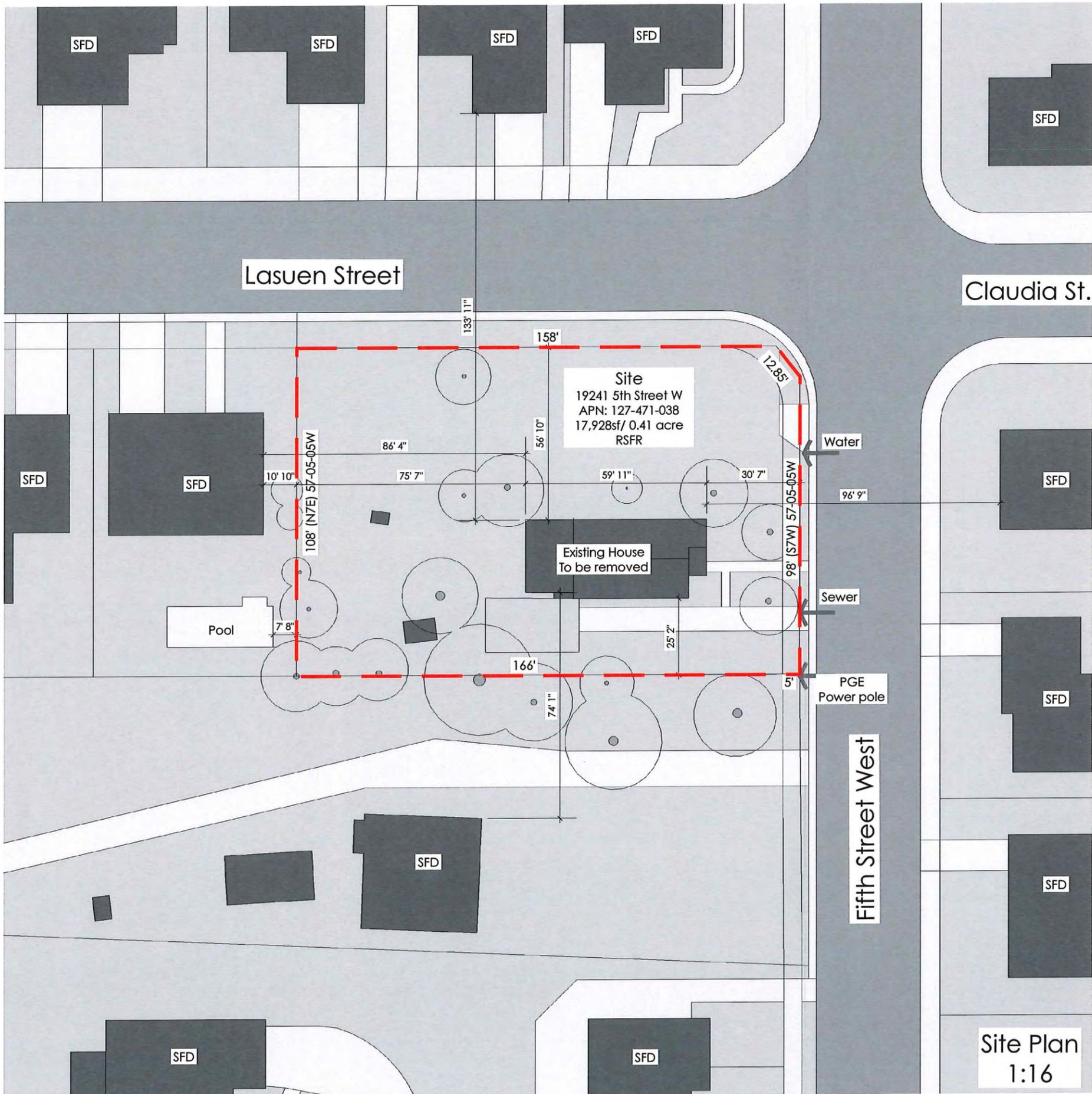
I write to notify you of a proposed project within Sonoma County, for which our firm is conducting a cultural resources study. The project proponent proposes to build a house on the corner of Lasuen Street and Fifth Street West in Sonoma. The project area is approximately 0.5 acres.

Enclosed is a portion of the Sonoma, California 7.5' USGS topographic quadrangle showing the project location.

Sincerely,



Rachel Hennessy
Associate



Project Description

The project consists of the demolition and removal of an existing single family house and small out buildings in preparation for the future construction of a new single family dwelling.

Project Data

Address: 19241 Fifth Street West
 Sonoma, CA 95476
 APN: 127-471-038
 Parcel Size: 17,928sf/ 0.41 acre
 Current Zoning: RSFR
 Proposed Density: 1/0.41
 Primary Use: Single Family Residence
 Building Ht. max.: 35'
 Setbacks Required: F:20' R: 20' S: 5' 1story 10' 2story

Demolition Notes

1. Remove all buildings, fences and other structures.
2. Remove all concrete, stem walls and flatwork.
3. Contractor to locate all unmarked utilities prior to demolition. Those that can be reused are to be retained. Those that cannot are to be capped and removed.



Looking Southwest from the corner of Lasuen and Fifth Street West



East elevation of house to be removed



Southeast corner of house to be removed



ARCHITECT

Jon Worden Architects
 512 Matheson Street
 Healdsburg, CA 95441
 707-239-9076



North

19241 5th Street W
 Sonoma, CA

Title Sheet
 Site Plan
 1:16

1
 10-19-15

OCT 20 2015