



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

**Regular Meeting of March 15, 2016 - 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 – Micaelia Randolph Chair

Commissioners: Kelso Barnett
Christopher Johnson
Leslie Tippell
Bill Essert
Robert Cory (Alternate)

COMMENTS FROM THE PUBLIC

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

APPROVAL OF MINUTES

Minutes from the meeting of February 16, 2016

CORRESPONDENCE

ITEM 1 –Design Review

REQUEST:

Consideration of design review of three vacation rentals and a duplex.

Applicant:

Michael Marino

Staff: Wendy Atkins

Project Location:

158, 164, 166, 168, and 172 West Napa Street

General Plan Designation:

Commercial (C)

Zoning:

Downtown District

Base: Commercial (C)

Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

CEQA Status:

Categorically Exempt

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 March 11, 2016.

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
REGULAR MEETING
February 16, 2016
Community Meeting Room, 177 First Street West, Sonoma, CA
Draft MINUTES**

Chair Randolph called the meeting to order at 6:30 p.m.

Roll Call:

Present: Chair Randolph, Comms. Barnett, Tippell, Johnson, Essert

Absent:

Others Present: Associate Planner Atkins, Planning Director Goodison, Administrative Assistant Morris

Chair Randolph 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. She reminded everyone to turn off cell phones and pagers.

COMMENTS FROM THE PUBLIC:

APPROVAL OF MINUTES: Comm. Johnson made a motion to approve the minutes of January 20, 2015, February 17, 2015, March 17, 2015 and January 19, 2016 with changes noted. Comm. Essert seconded. The motion carried unanimously (5-0).

CHANGES TO AGENDA: Comm. Barnett made a motion to move Item 2 after Item 4. Comm. Johnson seconded. The motion carried unanimously (5-0).

CORRESPONDENCE: Late mail was received on Items #2 from Cathy and Gene Sperry and Bill Wisialowski.

Item #1 – Consent Calendar

Comm. Barnett made a motion to approve the consent calendar that included installation of banners on Plaza lights for the 2016 Jack London Centennial. Comm. Tippell seconded. The motion carried unanimously (5-0).

Marcus Jack London State Historic Park, brought a sample of the approved banner with the sponsor named.

Comm. Essert confirmed with Associate Planner Atkins that the banner policy allows for non-profit sponsorship as long as it does not encompass more than 20% of the banner.

Item 2- Site and Design Review- Consideration of two new awnings and four new awning signs for a hotel (Sonoma Hotel) at 110 West Spain Street.

Applicant: Tim Farfan and Craig Miller

Associate Planner Atkins presented the staff report.

Craig Miller, co-owner, requested to change the color and to replace the previously approved signs that fell down during a windstorm.

Chair Randolph opened the item to public comment.

No public comment.

Chair Randolph closed the item to public comment.

Comm. Tippell felt the color selected is too similar to the building color and recommended a brighter color.

Comm. Johnson agreed with Comm. Tippell's comments and preferred burgandy.

Comms. Barnett, Essert and Chair Randolph are of the opinion that paint color changes should be at the sole discretion of the business owners.

Comm. Barnett made a motion to approve the two new awnings and four new awning signs for Sonoma Hotel. Comm. Essert seconded. The motion carried (4-1). (Comm. Tippell dissenting).

Item # 3 (formerly #4) Sign Review- consideration of design review for a restaurant(Murphy's Irish Pub Expansion) at 464 First Street East.

Applicant: Murphy's Irish Pub, LLC

Associate Planner Atkins presented the staff report.

Chair Randolph opened the item to public comment.

Bill Pollack, co-owner of Murphy's Irish Pub LLC, said the expansion into the former smoke shop space is intended to host small scale special events. There will be an outdoor fire pit, bench seating and will offer classic cocktails.

Comm. Essert confirmed with the applicant that the fabric will be a new design element.

Chair Randolph opened the item to public comment.

No public comment.

Chair Randolph closed the item to public comment.

Comm. Essert preferred the new design but is disappointed with the metal awning because it compresses the space. He recommended a more traditional appearance.

Comms. Johnson, Barnett and Tippell supported the proposed changes especially the new fire pit.

Chair Randolph agreed the expansion is a great addition to the alleyway.

Bill Pollack explained the rationale for the design of the screening is so it can be pulled down with one hand.

Comm. Tippell made a motion to approve the restaurant expansion for Murphy's Irish Pub as submitted. Comm. Johnson seconded The motion carried unanimously (5-0).

Item # 4 – Site design and architectural review of proposed alterations and an addition to a residence at 227 East Spain Street.

Applicant: Robert Baumann & Associates

Associate Planner Atkins presented the staff report.

Chair Randolph opened the item to public comment.

Bill Wisialowski, property owner, agreed with staff that the existing tree is located more to the south than indicated on the site plan. He said no changes will be made to the original house design but there is a connector between the old and new addition. The single level addition will accommodate his desire to “age in place”.

Comm. Tippell requested seeing the actual paint colors.

Comm. Johnson visited the site and appreciated the survey.

Steve Weingard, next door neighbor, is confused by the story board and location of the dormer to the East side. He opposed the five windows that in his view will compromise his privacy. Although he agreed with some of the changes made, he disagreed that the project complied with the Secretary of Interior Standards in terms of scale and mass and felt the addition should be set back further from the existing structure.

Comm. Barnett inquired about the specific guidelines for story poles.

Planning Director Goodison responded they typically have been used for larger projects.

Cathy Sperring, neighbor, is primarily concerned with setbacks since the new structure is along the adjoining side yard.

Robert Demler, resident/President for the League of Historic Preservation, said the Board supported the application and clarified that George McKale spoke on behalf of the League at the last meeting. Bill Wisialowski, property owner, is a member of the League of Historic Preservation in Sonoma.

Victor Conforti, resident/local architect, said he was not contacted by the applicant. He expressed reservations with the site plan since he viewed the story poles did not accurately reflect the proposal. He contended that CEQA/Secretary of Interior requirements prohibit diminishing the size and scale of the original structure and recommended a reduction. Furthermore, he suggested that the State could remove the property as a contributing member of the Historic District.

Chair Randolph closed the item to public comment.

Planning Director Goodison confirmed that CEQA is a major factor that must be considered when making a decision on the proposal.

Bill Wisialowski, responded to the Sperring's concern that the back of the building will compromise their privacy and said it will be more oriented towards the internal backyard area. He believed the placement of the story poles is accurate.

Planning Director Goodison and Associate Planner Atkins measured the story poles and concurred that the story pole locations were consistent with the site plan.

Robert Baumann, project architect, clarified that the wall height does not include the roof in response to Mr. Conforti's concern and maintained the new structure complies with all codes.

Bill Wisialowski sent an email to neighbors late last week for input about the plan.

Alice Duffee, Historic Resource Preservation consultant, stated that she felt the current proposal is consistent with the Secretary of Interior Standards and an attempt to delist the property from the Sonoma Plaza NRHP district would not be feasible.

Comm. Barnett confirmed with the consultant that certain Historic resource elements must be retained.

Comm. Essert questioned whether the second unit complied in regards to square footage and character design.

Commissioner Comments:

Comm. Essert commended the applicant's efforts to reduce the length of the addition.

Comm. Barnett appreciated the story poles, new design and respect for the historic district. He remained concerned for striking a balance between the rights of the property owners and preserving the quality of life for residents and the community at large in regards to the stringent historic regulations in place.

Patricia Cullinan, resident, recommended a State Historic Preservation review in addition to the DRHPC's project evaluation.

Comm. Johnson applauded the applicant's efforts and felt the "spirit" of historic preservation is being addressed and is sympathetic to the resident's concerns for retaining the neighborhood character.

Comm. Tippell preferred the new traditional farmhouse design and is more confident with the project's merits since the League of Historic Preservation supported it.

Chair Randolph appreciated the project team reaching out to neighbors and staff and is hopeful for a decision tonight.

Comm. Barnett will not support until the State Office of Historic Preservation has reviewed it.

Planning Director Goodison said since the City is a Certified Local Government the commissioners have discretion to evaluate the State and Federal guidelines for historic preservation.

Alice Duffee stated that in her experience the State is available on an advisory basis.

Comm. Johnson made a motion to approve the proposed alterations and an addition to the residence at 227 East Spain Street as submitted. Comm. Tippell seconded. The motion carried 4-1 (Comm. Barnett dissenting).

Discussion Item #8 – Discussion and review of sign regulations related to commercial real estate signs.

Associate Planner Atkins presented the staff report.

There is an 18 month time limit for real estate signs in the City. She recommended removing the language of five or more units so it applies to all real estate signs. Staff will return to the commission with updated language on how signs should be attached to historic designated structures.

Issues Update: Associate Planner Atkins reported the following;

There is a California preservation webinar training for commissioners on February 17th at noon at the City Hall Conference room. Leslie Tippell, Bill Essert and Kelso Barnett will attend.

Comments from the Audience: None

Comments from the Commission: Chair Barnett received comments about the color of the LED lights recently installed on the light standards around the City.

Comm. Barnett is of the opinion that the new illuminated sign at the Sonoma Community Center sign might be too bright.

Adjournment: Chair Randolph made a motion to adjourn at 8:55 p.m. to the next regular meeting scheduled for 6:30 p.m. on Tuesday, March 15, 2016. The motion carried unanimously (5-0).

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

Approved:

Cristina Morris, Administrative Assistant



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

DRHPC Agenda Item: 1

Meeting Date: 03/15/16

Applicant

Michael Marino

Project Location

164-172 West Napa Street

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
Year Built: 1925
-

Request

Design review of three vacation rentals and a duplex at 158, 164, 166, 168, and 172 West Napa Street.

Summary

Background: On October 17, 2002, the Architectural Review Commission approved the demolition of three structures located on the property at 164-172 West Napa Street. The building permit expired without execution. On March 18, 2014, the DRHPC approved a Demolition Permit to allow the removal of the rear portion of the structure located at 170 West Napa Street.

At this time the applicant is requesting design review of exterior modifications to three vacation rentals and a duplex on the properties.

Duplex (166 and 168 West Napa Street): The following building modifications are proposed for the duplex:

- A new dormer is proposed to match the dormer located on the building at 158 West Napa Street.
- A new roof structure consisting of a 7/12 pitch and featuring CertainTeed composition shingles black in color.
- New 1X6 'V' grove lap siding on the two new gable elements over the front entrances to the duplex.
- A new front porch deck in front of both entrances.
- New windows with exterior cladding (see attached specification sheets).
- The existing stucco siding will remain.
- A new garage door (see attached specification sheet).
- New corbels and braces on the new gables above both front entrances.
- New wood trellis structure over the garage to match new corbels.
- New 9-inch square columns with 3-inch crown molding at the top on each side of the two new porches.
- Proposed building colors consist of Benjamin Moore providence olive (HC-98) for the body, Benjamin Moore Montgomery white (HC-33) for the trim, and Benjamin Moore desert shadows (2114-30) for the door/accent.

Vacation Rental (172 West Napa Street): The following building modifications are proposed for the vacation rental:

- Relocate the front door from the south facing elevation to the north facing elevation.
- A new roof structure consisting of a 7/12 pitch and featuring CertainTeed composition shingles black and gray in color.
- New 2X8 verge with triangular features.
- New wood gable vents.
- New shaped corbels and braces.
- New 1X6 'V' groove LAP siding.
- New 2X6 fascia and 5-inch Ogee gutter.
- New wood windows and doors.
- New stone veneer (at base of building).
- New wood railing with 2X3 balusters.

- New round architectural column (similar to column on the building located at 158 West Napa Street).
- Proposed building colors consist of Benjamin Moore fieldstone (1558) for the body. Benjamin Moore Montgomery white (PM-26) for the trim, and Benjamin Moore waterburry cream (HC-31) for the door/accent.

Vacation Rental (164 West Napa Street): The following building modifications are proposed for the vacation rental:

- New roof shingles black in color.
- New 2X8 varge with radius features.
- New arch top gable vent.
- New bay window, with and architectural seamed cooper roof, and brick sills.
- New 2X8 fascia and 5-inch Ogee gutter.
- New stucco siding over existing plaster.
- Proposed building colors consist of Benjamin Moore Abingdon putty (HC-99) for the body. Benjamin Moore gloucester sage (HC-100) for the trim, and Benjamin Moore Princeton gold (HC-14) for the door/accent.

Vacation Rental (158 West Napa Street): the following building modifications are proposed for the vacation rental:

- New roof shingles black in color.
- Proposed building colors consist of Benjamin Moore powell buff for the body, Benjamin Moore Montgomery white (HC-33) for the trim, and Benjamin Moore raccoon fur (2126-20) for the door/accent.

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):

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Is associated with the lives of persons important in our past.
- 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.
- Has yielded, or may be likely to yield, information important in prehistory or history.

Given the age of the buildings, in August 2002, a previous applicant commissioned Diana Painter to prepare a historical evaluation of the property to determine if the structures were historically significant. The historic resource evaluation found that the property and structures do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Research and Evaluation for the Historic Significance of the Properties at 164-172 West Napa Street, dated August 2002, and Supplemental Report dated September 2002). Because the structures are not historical resources, remodeling them would not have a significant effect on the environment and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

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.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

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

DRHPC Conditions or Modifications

Attachments:

1. Project narrative
2. Elevations and site plan
3. Research and Evaluation of the Historic Significant of the Properties at 164-172 West Napa Street, dated August 2002
4. Supplemental Report, dated September 2002.
5. Garage door specification sheet.

cc: Michael Marino
500 Michael Drive
Sonoma, CA 95476

Marino Enterprises LLC
22455 Broadway
Sonoma, CA 95476-8229

Mary Martinez, via will call at City Hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Project Description
158-172 West Napa Street

The overall plan for the project we are calling "Hawker Place" is to remodel the front 3 existing homes along with the existing duplex to look like they were built in the early to mid-1900's.

Currently the interior remodel for 158, The Hawker House has been approved by the City and is underway. The only request I have for that house is a slight color change.

The other 3 existing structures known as 164, 172 and the duplex (166,168) would undergo interior and exterior transformation including a new foundation on 172. Since our overall goal is to replicate the old style we will be using appropriate products and resources. The stones that will be removed from the existing foundation at 172 will be used to create the new front stone facing.

Although the 2 front houses were built in the early 1900's they have been modified so many times over the years they were found to not have any historical relevance. In fact at one point the design review granted approval for demolition of all structures except the 158 W. Napa (Hawker House).

I have brought in a professional color consultant from Sonoma to choose the appropriate colors for all the houses, to insure the finished project reflects the historic look I am after.

The front 3 homes are currently licensed for vacation rental, while the rear duplex would be offered for long term rental.

The plan of the landscape and hardscape design will be a large part of the success of the entire overall project. We will present a detailed plan at a future meeting for approval.

Being a Sonoma resident for more than 25 years I fully understand the importance of this project and its location to help upgrade and beautify our town.

Please feel free to contact me with any questions or if you would like to check out the project up close. Michael Marino 707 732-8188

FILE COPY

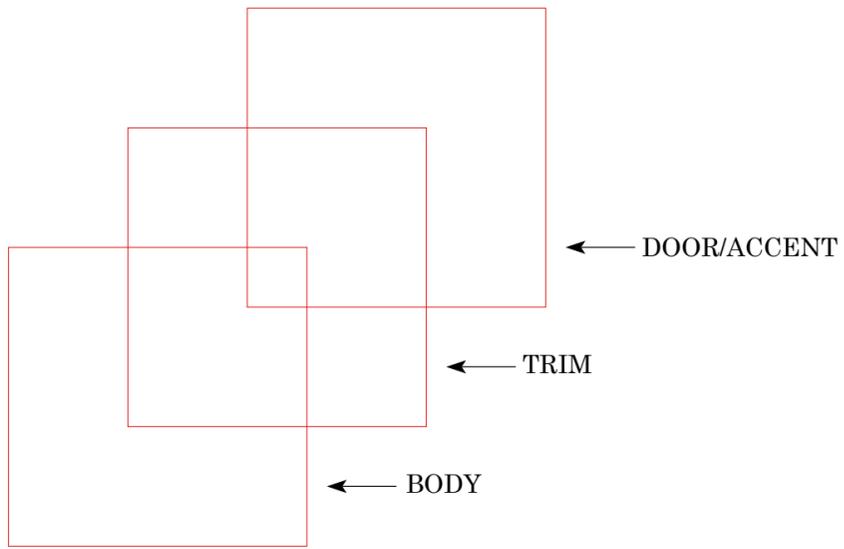
COVER SHEET
164 WEST NAPA STREET
REMODEL



EXISTING FRONT ELEVATION (SOUTH)
164 WEST NAPA STREET



BENJAMIN MOORE



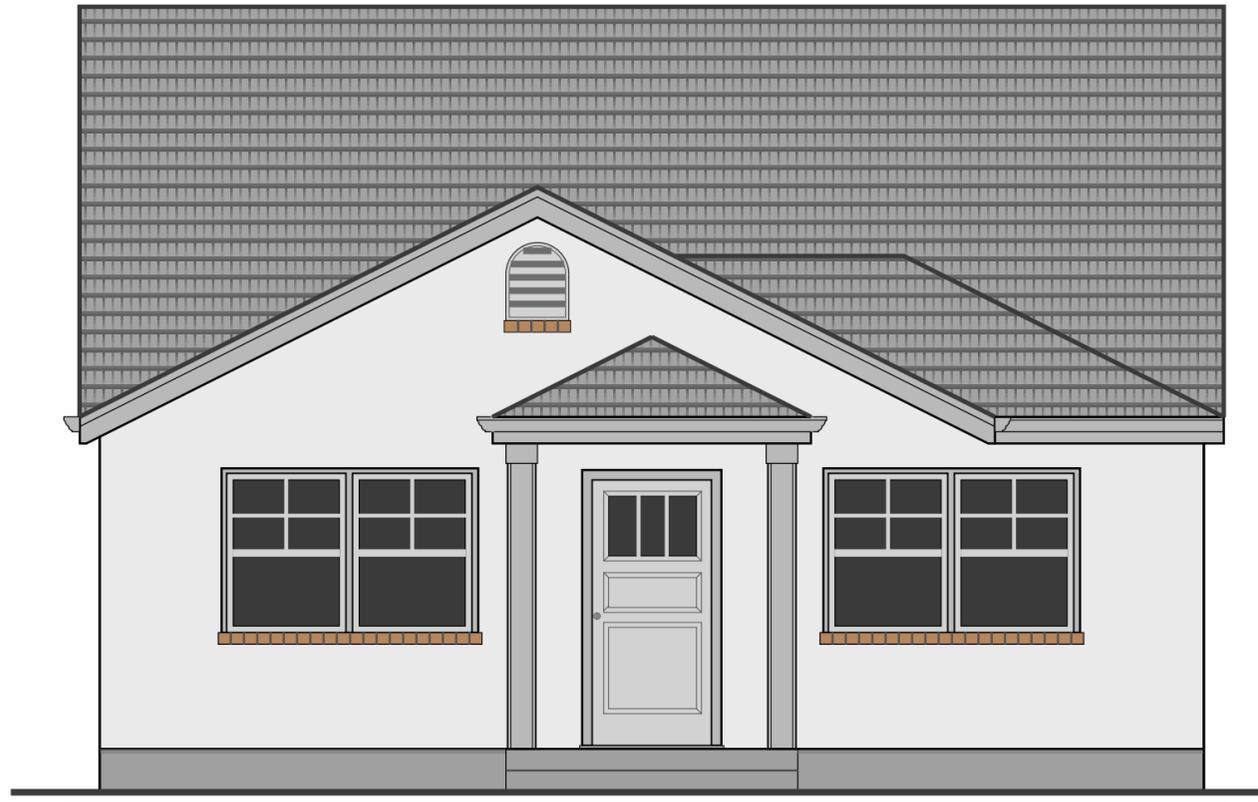
CERTAINTED
DESIGNER SERIES ROOF SHINGLES



NEW FRONT ELEVATION (SOUTH)
164 WEST NAPA STREET



NORTH ELEVATION

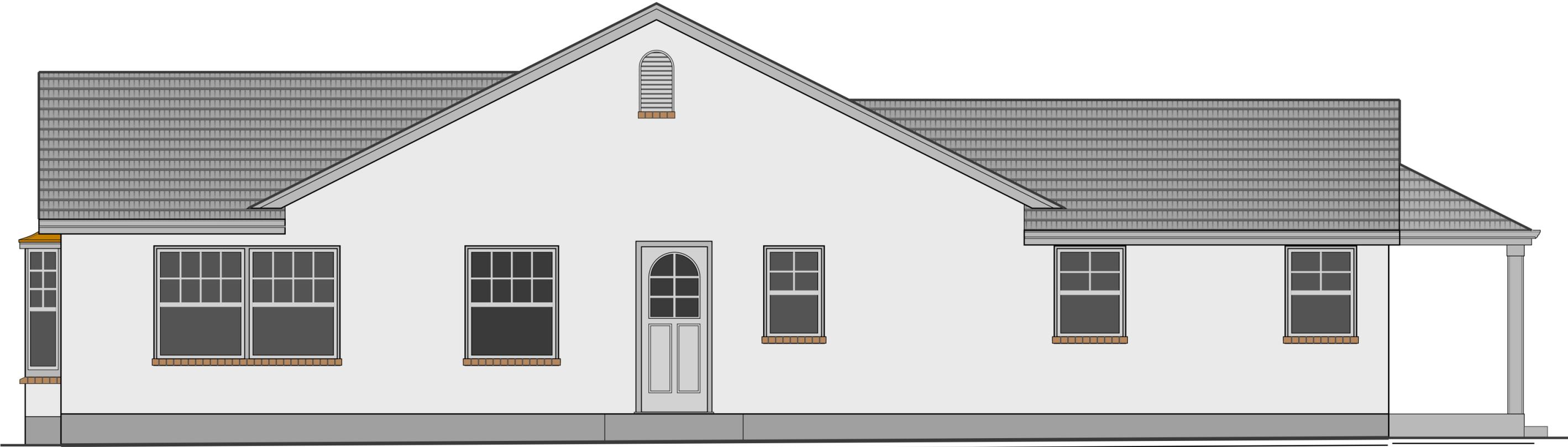


NEW ELEVATIONS
164 WEST NAPA STREET

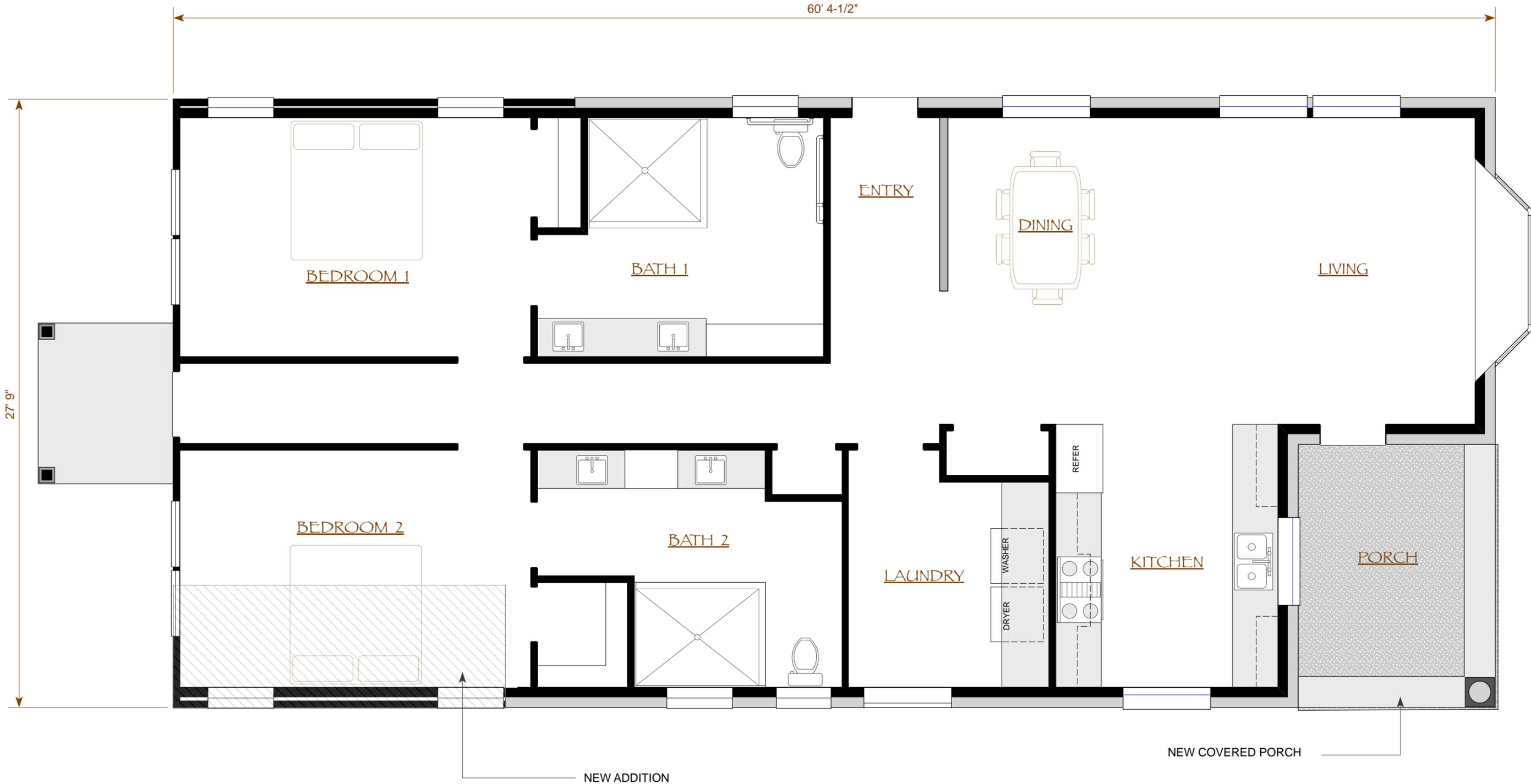
WEST ELEVATION



NEW EAST ELEVATION
164 WEST NAPA STREET



NEW FLOOR PLAN
 164 WEST NAPA STREET



TOTAL EXISTING LIVING AREA (TO REMAIN)	1,482 SQ FT
NEW ADDITION	85 SQ FT
TOTAL NEW LIVING AREA	1,567 SQ FT
TOTAL NEW PORCH AREAS	110 SQ FT

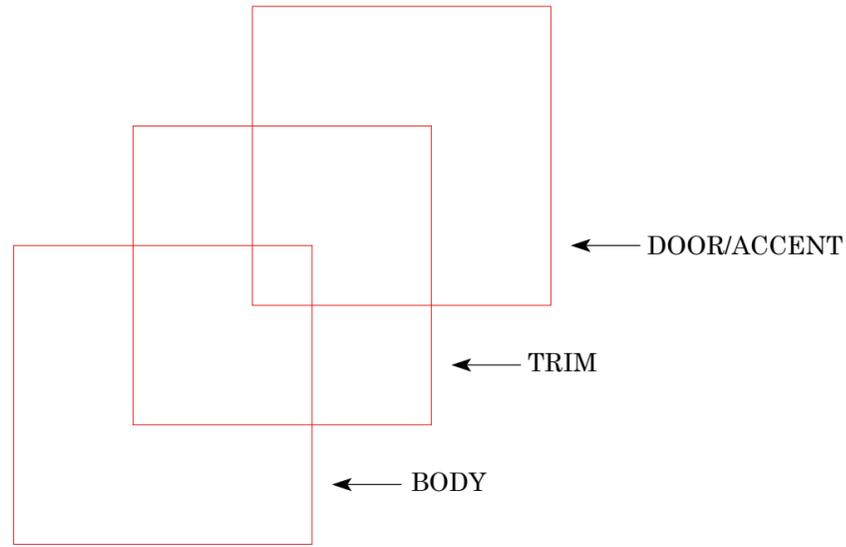
COVER SHEET
172 WEST NAPA STREET
REMODEL



EXISTING FRONT ELEVATION (SOUTH)
172 WEST NAPA STREET



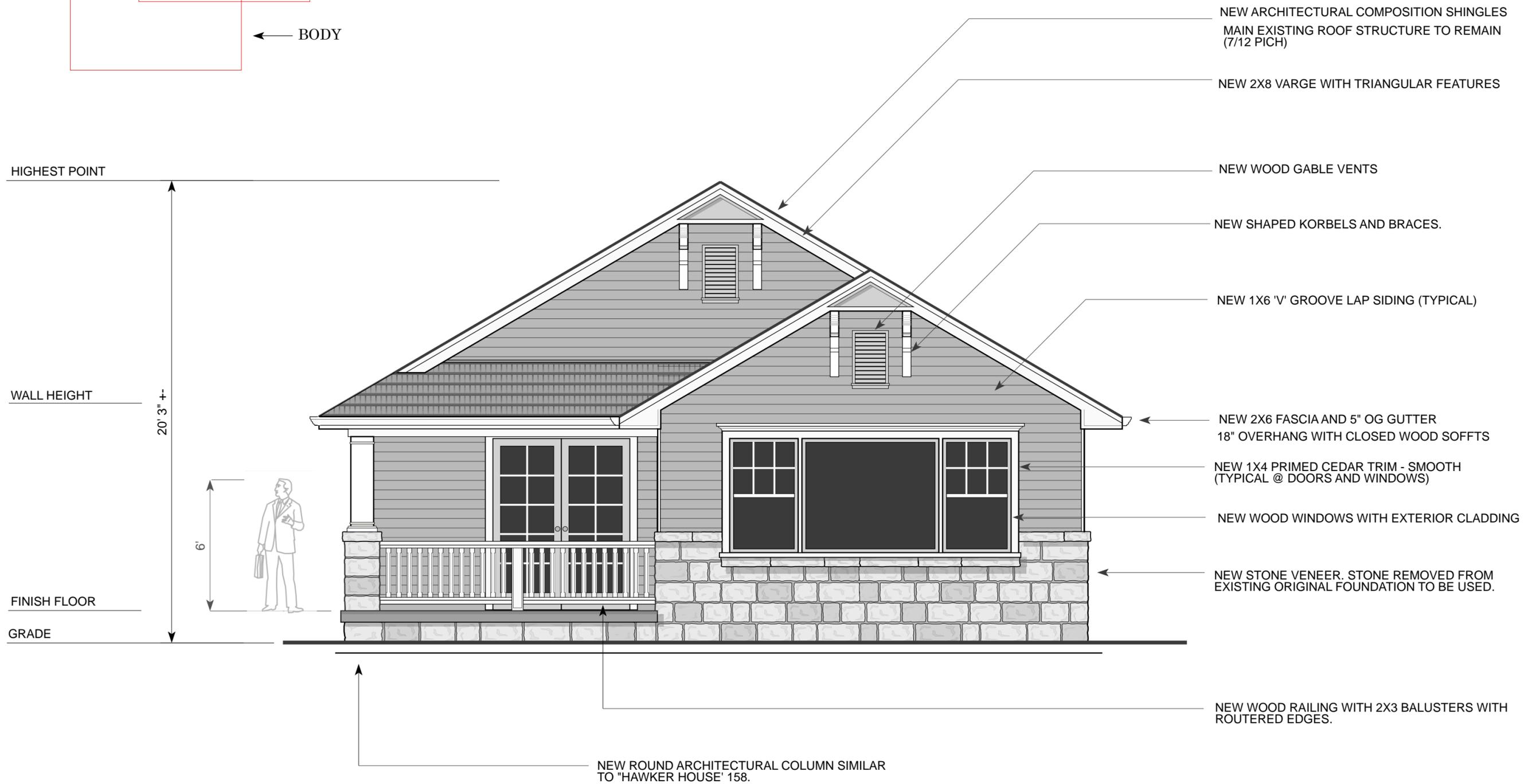
BENJAMIN MOORE



CERTAINTEED
DESIGNER SERIES ROOF SHINGLES



NEW FRONT ELEVATION (SOUTH)
172 WEST NAPA STREET

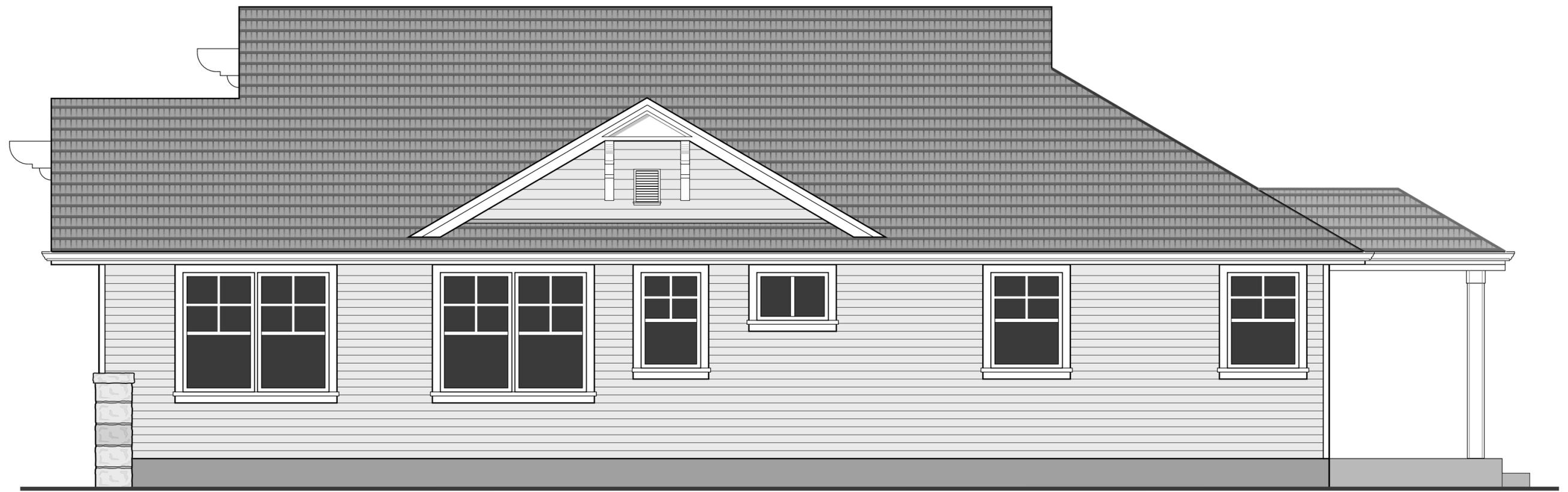


NORTH ELEVATION

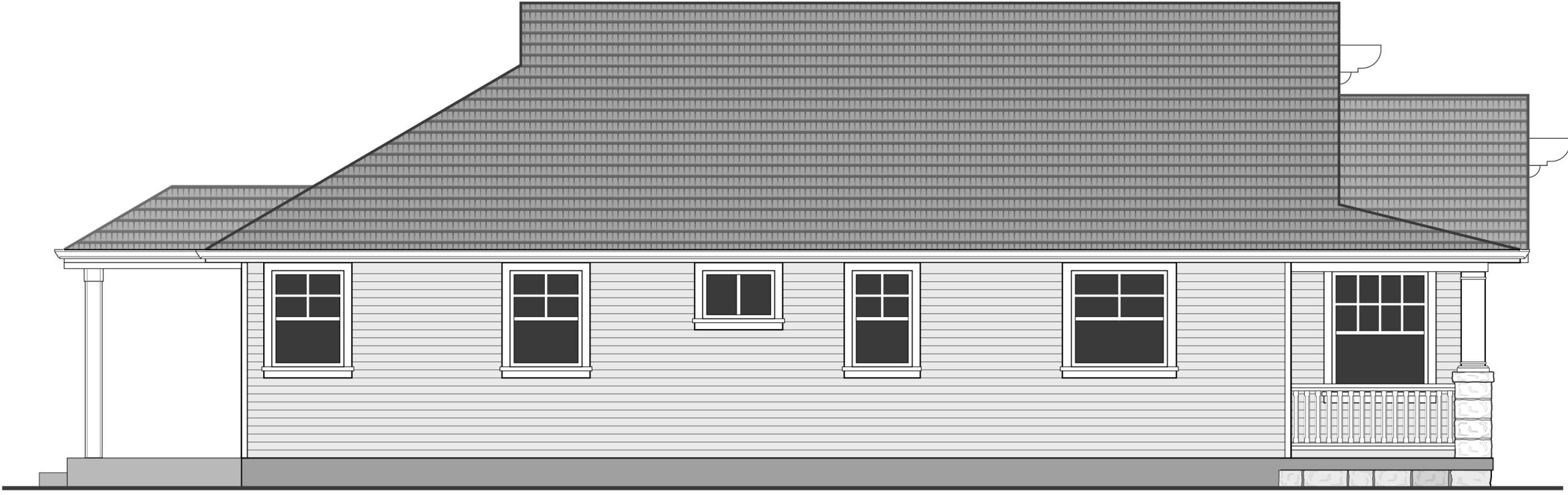


NEW ELEVATIONS
172 WEST NAPA STREET

EAST ELEVATION



NEW WEST ELEVATION
172 WEST NAPA STREET



NEW FLOOR PLAN
172 WEST NAPA STREET

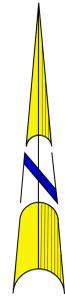


TOTAL EXISTING LIVING AREA	1,492 SQ FT
NEW ADDITION	48 SQ FT
TOTAL NEW LIVING AREA	1,541 SQ FT

APN 018-202-009

APN 018-202-010

HAWKER PLACE - NEW SITE PLAN
WEST NAPA STREET, SONOMA



PLANTING AREAS

ASPHALT

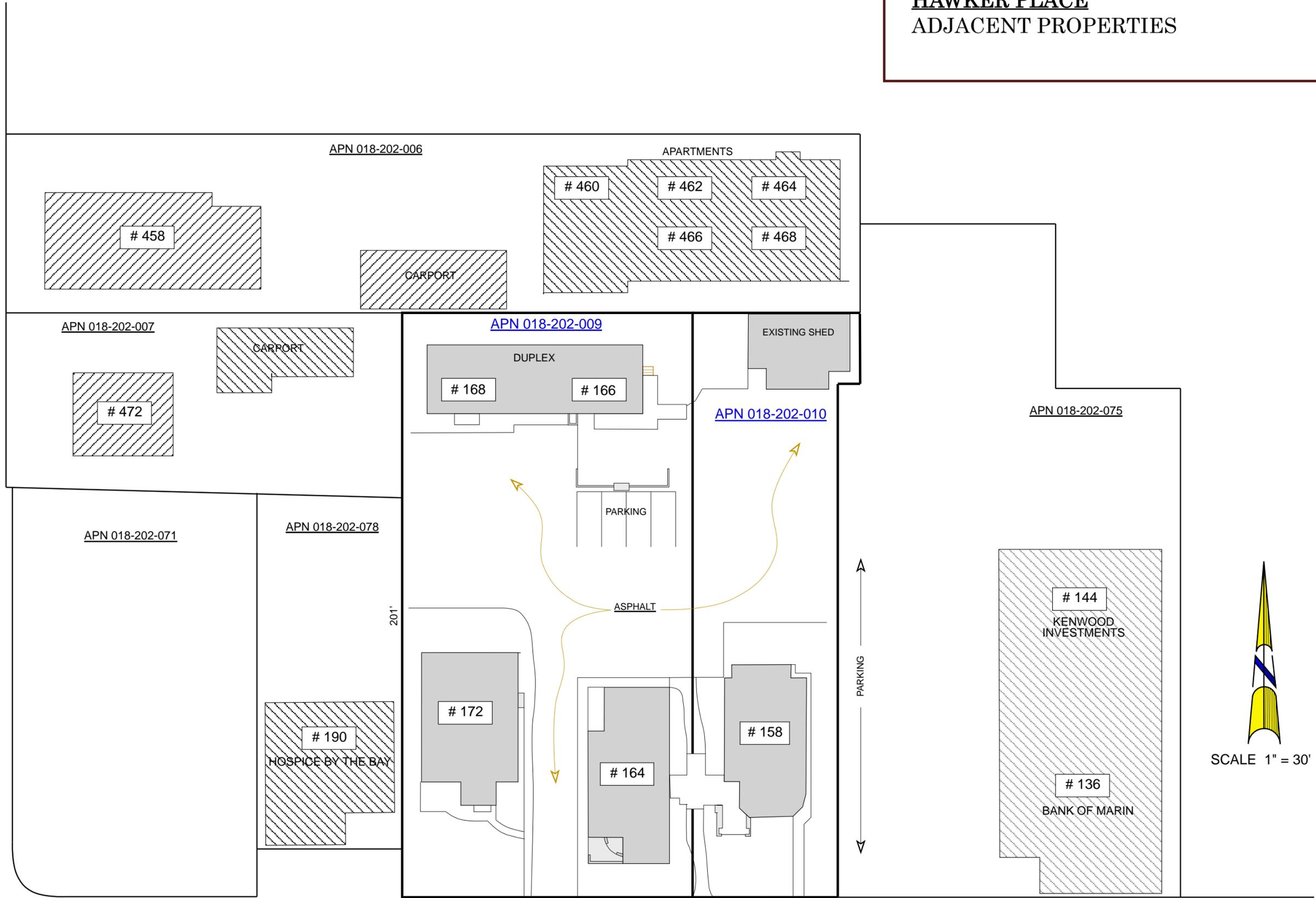
CONCRETE

CONCRETE PAVERS

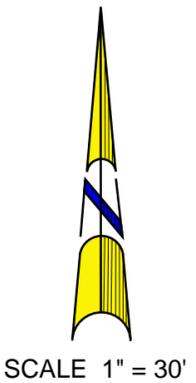
WEST NAPA STREET

**HAWKER PLACE
ADJACENT PROPERTIES**

SECOND STREET WEST



WEST NAPA STREET



158, 164, 172 WEST NAPA STREET
ADJACENT PROPERTIES ELEVATIONS

APN 018-202-078

APN 018-202-009

APN 018-202-010

APN 018-202-075

190

172

164

158

136

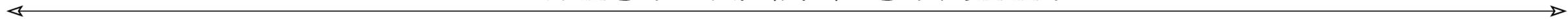
144



HOSPICE BY THE BAY

BANK OF MARIN

WEST NAPA STREET



MILGARD WINDOWS AND DOORS

(164, 172, 166 & 168, 160)

Essence Series® Double Hung Window



EXTERIOR FRAME



164, 172, 166 & 168, 160

Essence Series® Out-Swing French Doors



Grids

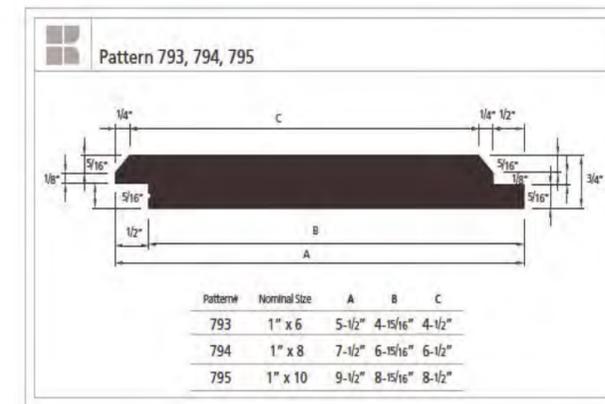
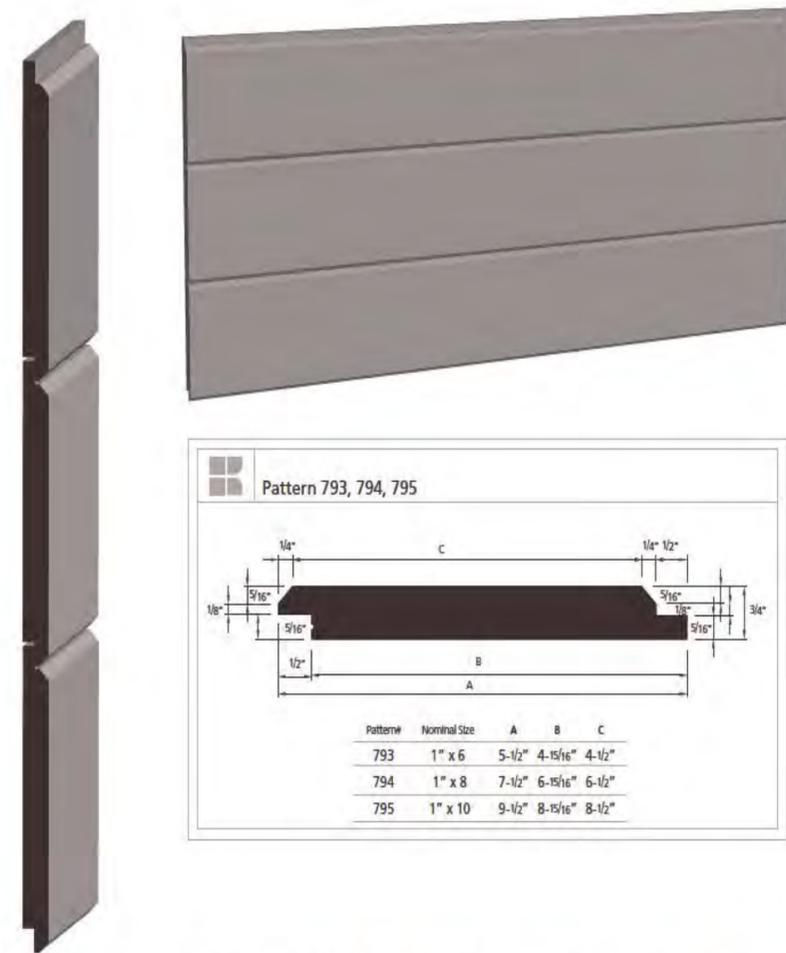


ALL

158

WOOD SIDING

V-Rustic Siding

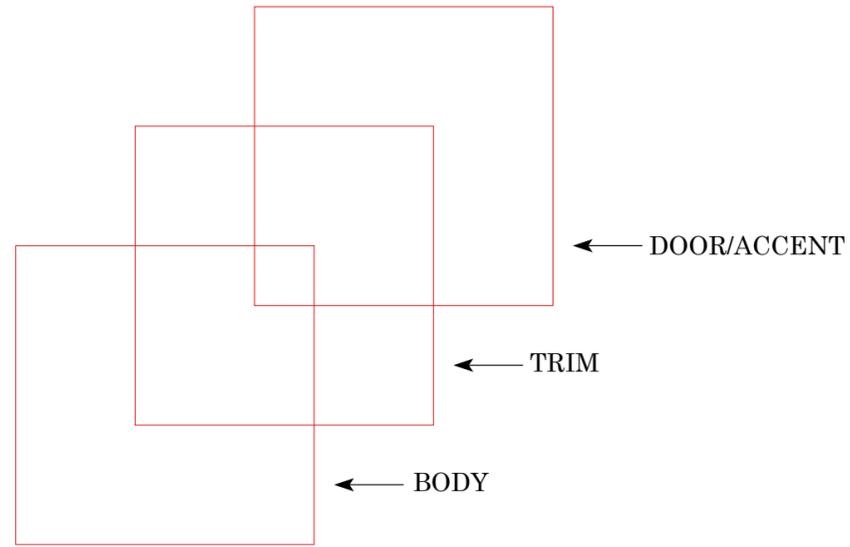


Size	Pattern	R/L: 8'-20'	LOSP TREATED PRIMED		UNTREATED PRIMED			
			16'	20'	16'	20'		
1 x 6	#793	140142	2043519	2043520	7043519	7043520	N/A	N/A
1 x 8	#794	140152	2046834	2046835	7046834	7046835	046834	046835
1 x 10	#795	140162	2050053	2050054	7050053	7050054	050053	050054

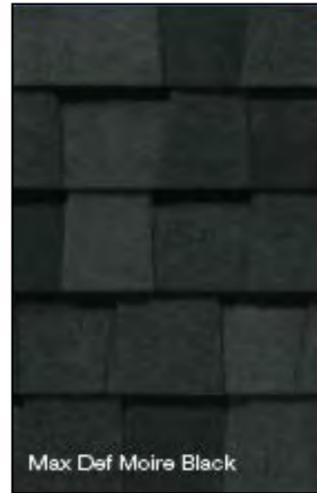
160

(172, 166 & 168 (GABLES))

BENJAMIN MOORE



CERTAINEED
DESIGNER SERIES ROOF SHINGLES



EXISTING FRONT ELEVATION (SOUTH)
158 WEST NAPA STREET



EXISTING FRONT ELEVATION (SOUTH)
166 & 168 WEST NAPA STREET



COVER SHEET

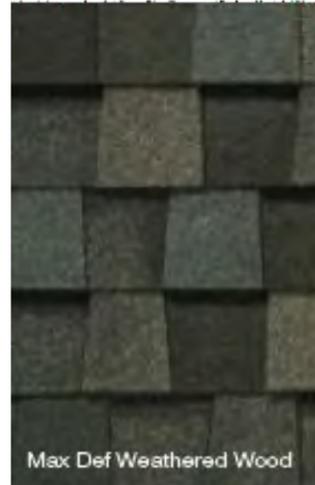
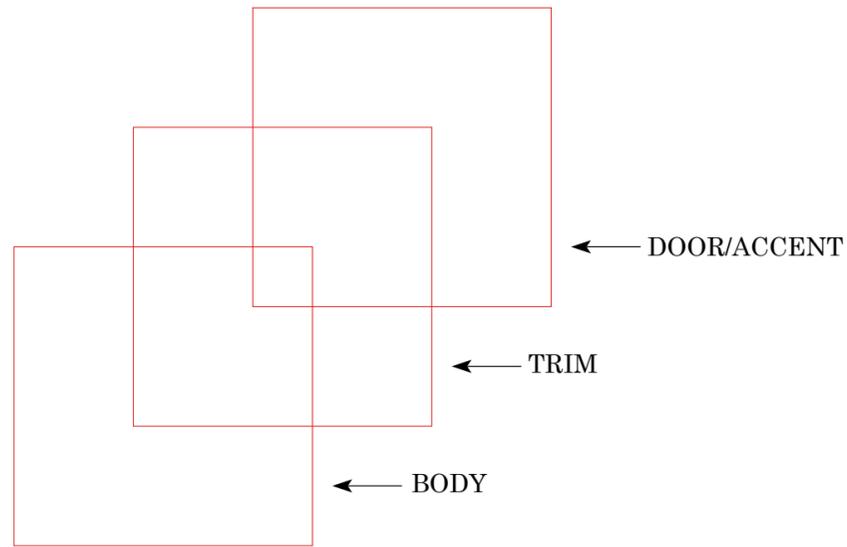
166 & 168 WEST NAPA STREET
DUPLEX REMODEL



BENJAMIN MOORE

CERTAINEED
DESIGNER SERIES ROOF SHINGLES

NEW FRONT ELEVATION (SOUTH)
166 & 168 WEST NAPA STREET



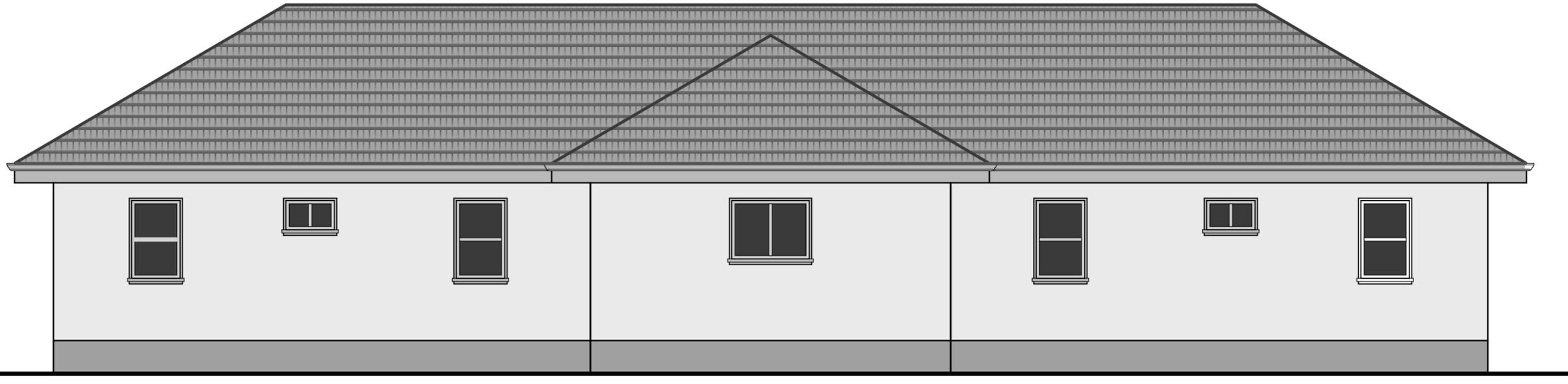
NEW ELEVATIONS
166 & 168 WEST NAPA STREET



EAST ELEVATION

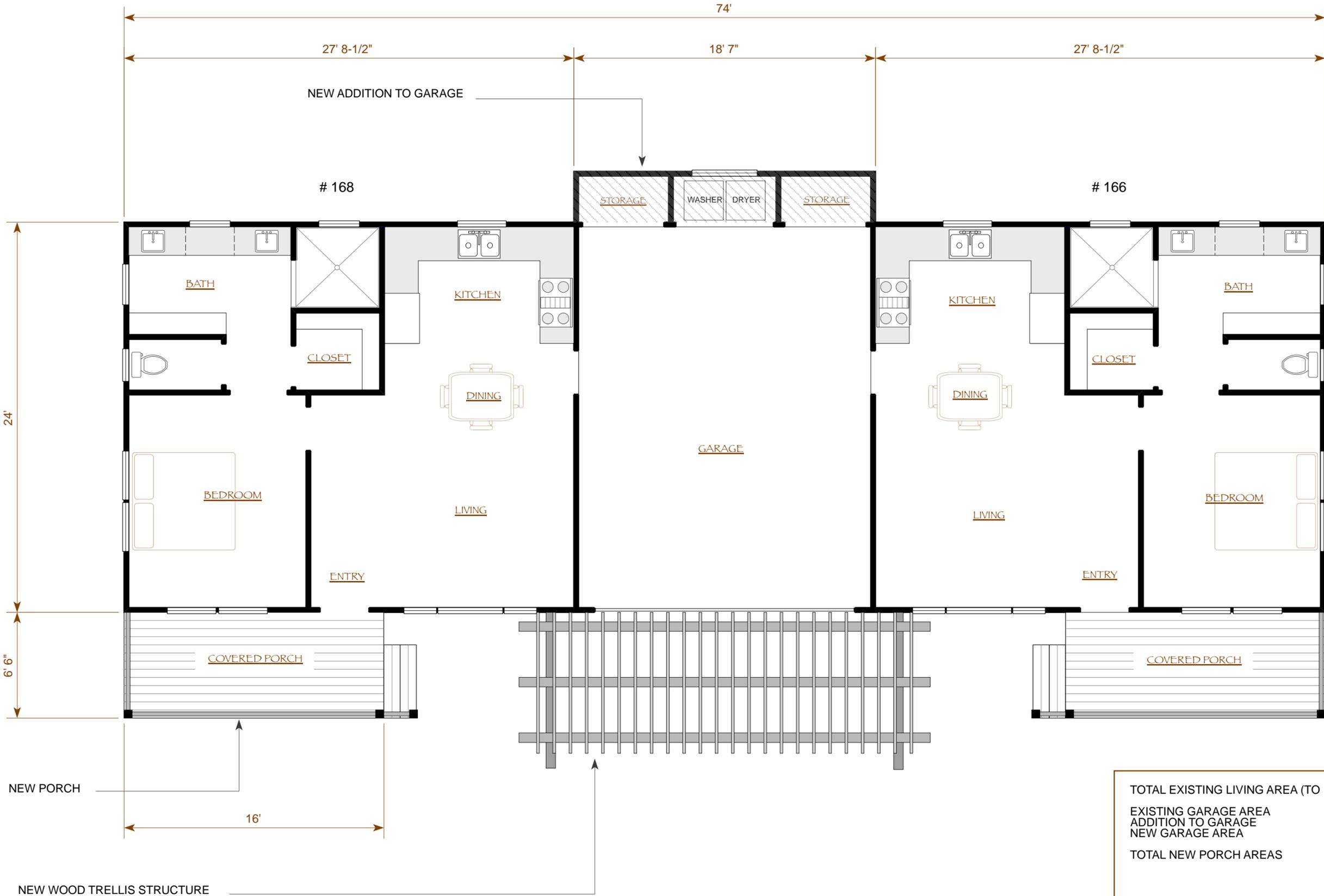


WEST ELEVATION



NORTH ELEVATION

NEW FLOOR PLAN
 166 & 168 WEST NAPA STREET



TOTAL EXISTING LIVING AREA (TO REMAIN)	1,349 SQ FT
EXISTING GARAGE AREA	427 SQ FT
ADDITION TO GARAGE	58 SQ FT
NEW GARAGE AREA	485 SQ FT
TOTAL NEW PORCH AREAS	208 SQ FT



SONOMA
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10/03/02

City of Sonoma Staff
Attention Christine

Please review the follow up letter from Diana Painter, Architectural Researcher regarding the property located at 164-172 West Napa in Sonoma which is up for review before the ARC committee. Please call me with any questions or comments.

Many Thanks,

Cynthia Wood, CRS

Agent representing the sale of 164-172 West Napa Street

DIANA J. PAINTER
*Architectural Research, Preservation Planning,
Urban Design*

September 26, 2002

Ms. Cynthia Wood, CRS
Pacific Union
640 Broadway
Sonoma, California 95476

Dear Cynthia:

The staff at the Depot Park Museum recently came across three photos of Dr. Thomson's house at 170 W. Napa Street, and I was able to take a look at them today. I was able to see the house in its original configuration, which is the 'back' unit of the 170-172 W. Napa Street duplex.

Dr. Thomson, if you'll recall, was a prominent physician in town, and was married to a granddaughter of General Vallejo.

The house was an el-shaped cottage with a deep, wrap-around porch on the east and south sides. It had a hipped roof on both portions of the house, with broken-gables that gave it a slightly curved appearance. There were four or five front steps leading to the front porch, in contrast to the two-to-three front steps leading to the house today (it appears that the street and front of the lot were built up over time). The house was clad in dark shingles, with square posts around the porch and wide, painted wood window frames.

It appears that one room at the back of the duplex, where the older chimney is, is the only remaining portion of the original cottage that can be seen from the exterior. It's possible that the kitchen area along the west wall on the interior of that unit is also original. As far as I can tell, the rest of the house is gone or has been altered to such a degree that it is virtually unrecognizable.

Please let me know if you have any further questions.

Sincerely,



Diana Painter, PhD

DIANA J. PAINTER
*Architectural Research, Preservation Planning,
Urban Design*

**Research and Evaluation
of the Historic Significance
of the Properties at 164-172 West Napa Street
Sonoma, Sonoma County, California
August 2002**

Prepared for:
Ms. Claire Stevens, Executor
Estate of Irma Voss
1340 Vermont Avenue
Concord, California 94521

Prepared by

Diana J. Painter, PhD

TABLE OF CONTENTS

Summary

Introduction

Purpose of Report
Project Approach
Research Methodology

Property Description

Property Context

Physical Context
Regulatory Context

Application of Eligibility Criteria 2

Property Ownership/Tenancy
Evaluation

Application of Eligibility Criteria 3

164 West Napa Street
166-168 West Napa Street
170-172 West Napa Street
Architectural Context

References

LIST OF FIGURES

- | | |
|----------|---|
| Figure 1 | Parcel Map |
| Figure 2 | Sonoma Plaza National Historic District |
| Figure 3 | Locations of Historic Structures from 1983 Redevelopment Plan |
| Figure 4 | Sonoma Redevelopment Project Area |
| Figure 5 | 164 West Napa Street, front facade |
| Figure 6 | 166-168 West Napa Street, front facade |
| Figure 7 | 170-172 West Napa Street, front facade |

SUMMARY

This evaluation of the three structures at 164 -- 172 West Napa Street has been undertaken to determine the historical and architectural significance of the structures and their ownership/tenancy within the setting of the City of Sonoma. The structures were evaluated against the eligibility criteria established by the State of California, which are consistent with the eligibility criteria for the National Register of Historic Places. The property was evaluated against Eligibility Criteria 2, which requires significance with respect to a direct association with a person significant to local (or state or national) history, and Eligibility Criteria 3, which requires significance with respect to architectural design.

With respect to Eligibility Criteria 2 it was found that, although the site has been associated with local community leaders and professional people who have made contributions to the community, the property did not meet the test of these criteria, which is quite stringent in its requirement that the property have a direct relationship with local leaders. All of the individuals associated with this property lived and/or worked there for a portion of their careers. The structures were not necessarily associated with those individuals during the most significant periods in their careers, however, nor could a direct relationship be established between the individuals, their contributions, and the structures.

The era in which the structures at 164 and 170-172 West Napa were developed and remodeled, respectively, was one in which a variety of architectural styles were being expressed in the design of modest cottages and bungalows. With respect to Eligibility Criteria 3 it was found that, although the older structures on the property displayed characteristics of this era, they were not particularly good examples in terms of their representation of a style or genre. In addition, the property at 170-172 West Napa has been heavily modified over time, so it is difficult to make a correlation between the design of the structure and the activities that took place during what would have been its period of significance. So while both of these structures contribute to the small scale, architectural variety, and mix of commercial/residential structures along this street, they are not necessarily architecturally significant in themselves.

INTRODUCTION

Purpose of Report

Pacific Union has been retained by the estate of Irma Voss to undertake preliminary permitting for the property at 164-172 West Napa Street, prior to selling the property. In the course of responding to initial inquiries about permitting, the City of Sonoma requested that an evaluation of the potential historic significance of the property be undertaken. This evaluation is being prepared prior to permit review by the Architectural Review Commission.

The estate of Irma Voss retained Diana J. Painter to undertake this evaluation. I am a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. I am also on the list of approved architectural historians with the State Office of Historic Preservation's Northwest Information Center in Rohnert Park, California.

Project Approach

There are four 'tests' for the historic significance of a property or site in the State of California. These criteria are modeled after the national criteria. Many local municipalities adopt the state or national criteria by reference and use them to determine whether sites and buildings are eligible for local, State or National Register listing. But even if the local agency does not specifically adopt the criteria, the criteria still apply if the proposal is subject to the California Environmental Policy Act.

... a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to the proposed project's impacts to historical resources (PRC 21084.1; 14 CCR 15064.5(3)).

The State Eligibility Criteria were used to structure the research conducted for this report. In order to be determined significant, an historical resource must meet one or more of the following four criteria:

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

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation (*California Environmental Quality Act (CEQA) and Historic Resources, p. 31*).

In addition to meeting one or more of the above criteria, a property must retain enough of its *integrity* to convey the reasons for its significance. For example, if the property is determined to be significant for its architectural design (Criteria 3), it must retain enough of its appearance and historic character to be recognizable as an historic resource and representative of its *period of significance* (*California Environmental Quality Act (CEQA) and Historic Resources, p. 31*).

If a property is determined to be significant for its association with the lives of persons important to local, state or national history (Criteria 2), the property must also meet additional tests. First, the contributions of the person or persons must be determined to be significant. One of the tests of significance in this area involves comparing the contributions of the individual or individuals with others active or influential in the same arena.

The second test involves determining whether the person's *association* with the subject property is significant. Guidelines established by the National Park Service for this test state that:

- the person must be directly associated with the property;
- the property must be associated with the person during the time of their contribution to the community or to their field;
- the property must represent the individual's significant contribution;
- it should compare favorably with other properties that also represent the person's historic contributions; and
- the property must retain *integrity* from the period of its significant historic associations; again, its *period of significance* (*Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*).

The property at 164-172 West Napa Street was evaluated against Criteria 2 and Criteria 3, as it was determined that these criteria had the most potential relevance to the subject property.

Research Methodology

Preparation of this report involved consultation with staff and members of the following agencies and organizations: The State Historic Preservation Office's Northwest Information Center; the City of Sonoma Planning and Building Divisions; the Central-Santa Rosa Library Local History Collection; Sonoma Valley Regional Library; Sonoma

County Assessor's Office; Sonoma County Recorder's Office; Sonoma League for Historic Preservation; and the Sonoma Valley Historical Society.

Architectural resources that were consulted include: The Guide to Architecture in San Francisco and Northern California by David Gebhard, et. al.; American Architecture by Cyril M. Harris; Classic Houses of the Twenties by J. D. Loizeaux; A Field Guide to American Houses by Virginia & Less McAlester; and House Styles in America by James C. Massey and Shirley Maxwell.

Local history sources include Robert M. Lynch's The Sonoma Valley Story; Saga of Sonoma published by the Sonoma Valley Historical Society; and articles from the Sonoma Index-Tribune.

Two site visits in August 2002 allowed for documentation of the site as it exists today. Sanborn Maps dating from 1888, 1891, 1897, 1905, 1906, 1923 and 1934 were consulted to document the site as it existed in the past. Assessor records supplied information on building dates and configurations. And finally, city directories from 1905 to 2002 and the property's chain of title were consulted to corroborate other research. No historic photographs were available from the above sources for the project site, with the exception of photos of the front facades from the 1950s from the Sonoma County Assessor records.

PROPERTY DESCRIPTION

The site (APN 018-202-009) is addressed as 164 -- 172 West Napa Street. It is located near the northeast corner of West Napa Street and 2nd Street West, in downtown Sonoma, one block from the Plaza (see Figure 1).

Three structures occupy the rectangular site. A duplex, addressed as 170 -- 172 West Napa, is located on the western portion of the site (on the left, as viewed from the street); another duplex, addressed as 166 -- 168 West Napa, is located along the back of the lot; and a commercial office, addressed as 164 West Napa, is located on the east side of the site (on the right, as viewed from the street). The office is called the Moon Valley Professional Building. There is an open carport attached to 170-172 West Napa, and a surface parking lot exists in back of the commercial office, along the east boundary of the site. The front yard of the property is formally landscaped, as are some of the side yards.

Assessor records indicated the following dates for the respective structures:

- 164 West Napa -- 1925
- 166 -- 168 West Napa -- 1950
- 170 -- 172 West Napa -- 1913, remodeled in 1925.

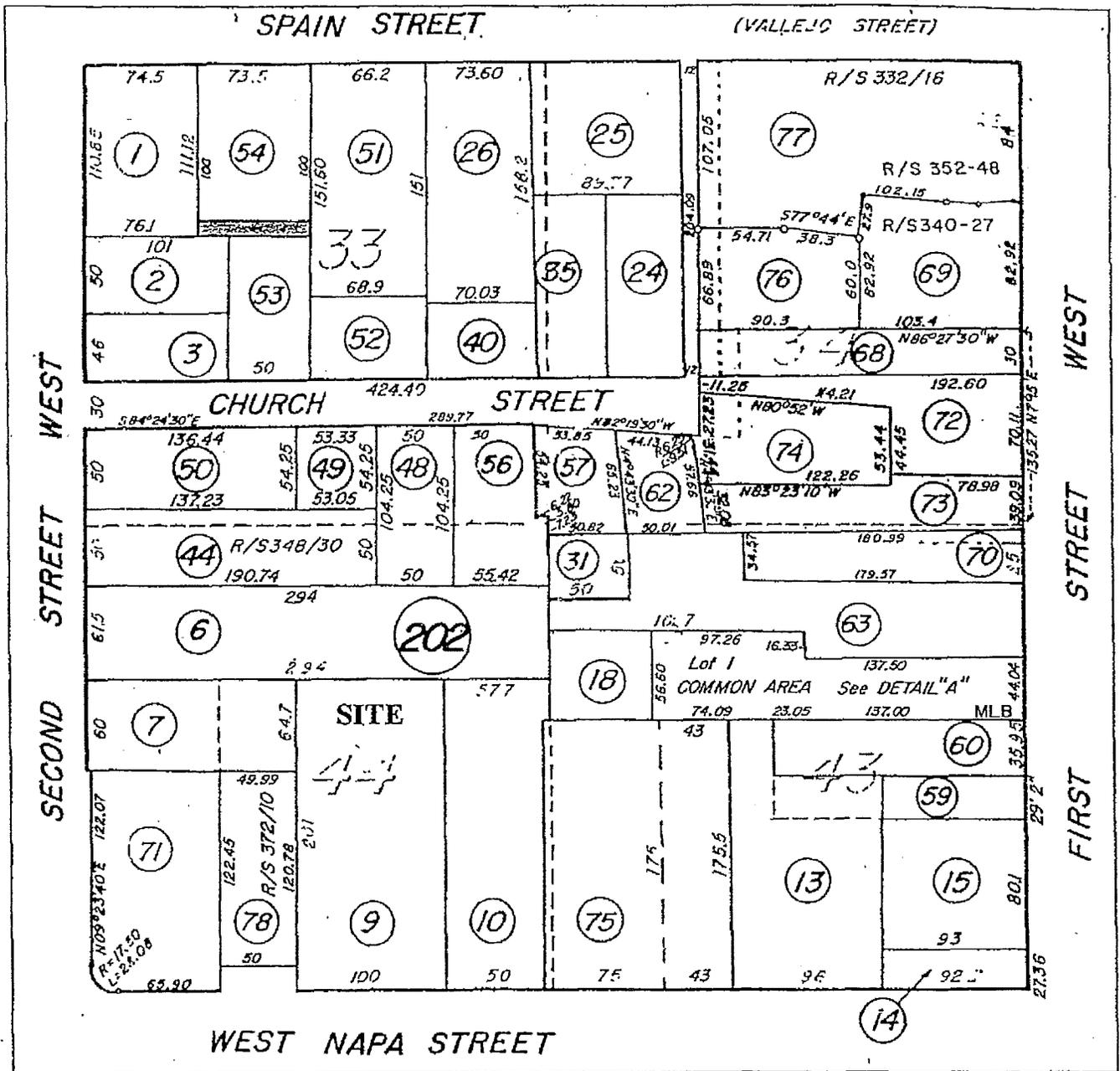


Figure 1 Parcel Map

PROPERTY CONTEXT

Physical Context

Historical Development: The subject property is within the original town site laid out by General Vallejo on behalf of the Mexican government. Sanborn maps for West Napa Street between First and Second Streets from late 19th century, however, indicate that very little development took place in this area prior to the turn of the century. Most of the commercial development was on First Street West, fronting on the Plaza, which was the center of town.

The 1888 Sanborn shows a general store and drug store on the corner of West Napa and First Street West, with a buggy house and wine cellar farther down the block. The latter were converted to dwellings by 1897. By 1905 there was a house on the corner of West Napa and 2nd Street West, but otherwise this side of the block contained only the buildings mentioned earlier.

Newspaper articles indicate that much of residential development in Sonoma was taking place east of the Plaza in the early 20th century ("*The City of Sonoma Experiencing Home-Building Boom*," *The Sonoma Index-Tribune*, June 5, 1915). Commercial and civic improvements were also underway in anticipation of visitors to the town in conjunction with the 1915 Pan-Pacific International Exposition in San Francisco.

By 1923, the next available Sanborn map indicates that there were numerous commercial structures on the east half of the block, and three residences on the west half of the block (on the north side of West Napa Street). Additional commercial buildings and renovations of commercial buildings on the street were noted in the newspapers. The house at 170-172 is in its current location, although there are no other structures on the site.

By 1934, the last available Sanborn map for the area, there is one additional commercial structure on the block, one additional residence, and the doctor's office at 164 West Napa has been added. In conclusion, it appears that most of the block developed between about 1913 and 1925.

West Napa Street Today: Today both the north and south sides of West Napa Street between First and 2nd Streets display a mix of building types with varying architectural styles. Building ages span over 100 years, from the commercial structures built before the turn of the 20th century, to contemporary structures. Most of the structures are used for commercial purposes. The two duplexes on this site are an exception, in that they are still in residential use. Two commercial properties have a residential appearance -- the Moon Valley Professional Building on this site, and the building directly east, which is an historic residence that has been rehabilitated and converted to commercial use.

Building styles and materials range from a false front structure with corrugated metal siding to a contemporary office building with some historic references and a stucco

finish. Most buildings front on the front property line, in back of the sidewalk, with the exception of the 7-11 at 2nd Street and West Napa. Parking occurs in side lots between buildings or on the street. Buildings are one or two stories in height, and of relatively small scale. Most businesses display retail storefronts. Office uses are an exception.

Regulatory Context

Historic Resources: Although the site is just a block off the Plaza, which was declared a National Historic Landmark in 1961, it is not within the Sonoma Plaza National Historic District, which was adopted in 1974 (see Figure 2). This District is comprised primarily of properties fronting on the Plaza, with the exception of areas extending down East Spain Street and East Napa Street.

Any redevelopment that might occur on this site, however, could trigger a review for historic resources under the auspices of the California Environmental Quality Act, as discussed above. A threshold that is often used by public agencies to prompt an evaluation for historic resources is if a property is 50 years old or older. The DEIR for the Sonoma Redevelopment Plan Project Area Amendment utilizes 45 years as a threshold.

The Historic Resource Survey that was conducted in Sonoma in 1979 did not include the subject property. The closest property that was evaluated for this survey is 158 West Napa, just east of the subject property (see above). State records indicate that the 158 West Napa property "Appears Eligible for the National Register." A number of properties within the block are noted in the 1983 Redevelopment Plan as "Eligible for the National Register" (see Figure 3).

Redevelopment Project Area: The property is within the City of Sonoma's 1983 Redevelopment Project Area, which takes in the downtown and the area west of downtown all the way to Sonoma Creek. It also encompasses neighborhoods to the south and southwest of downtown. The impetus for the Redevelopment District, as described in the Plan, was the need for attention to inadequate infrastructure, the maintenance needs of older structures, inadequate spatial conditions in older commercial and residential structures, and inadequate parking in many commercial areas.

The DEIR for the Sonoma Redevelopment Plan Project Area Amendment notes that redevelopment may impact historic structures, and appropriate mitigation would be to 'determine whether sites containing structures that are or may be of historic value meet the state's criteria for designation as a historic resource' (p. 167).

Policies and Regulations: General Plan goals that apply to this area call for 'defining and reinforcing the historic, small-town characteristics of Sonoma' (Goal CDE-5). Policies are oriented toward ensuring compatibility with neighborhood scale, consistency with historic building patterns, and reusing historic buildings to the greatest extent feasible (p. 24). The DEIR for the General Plan Update notes that "displacement or detracting from the surrounding character of historic sites could still occur under the proposed General

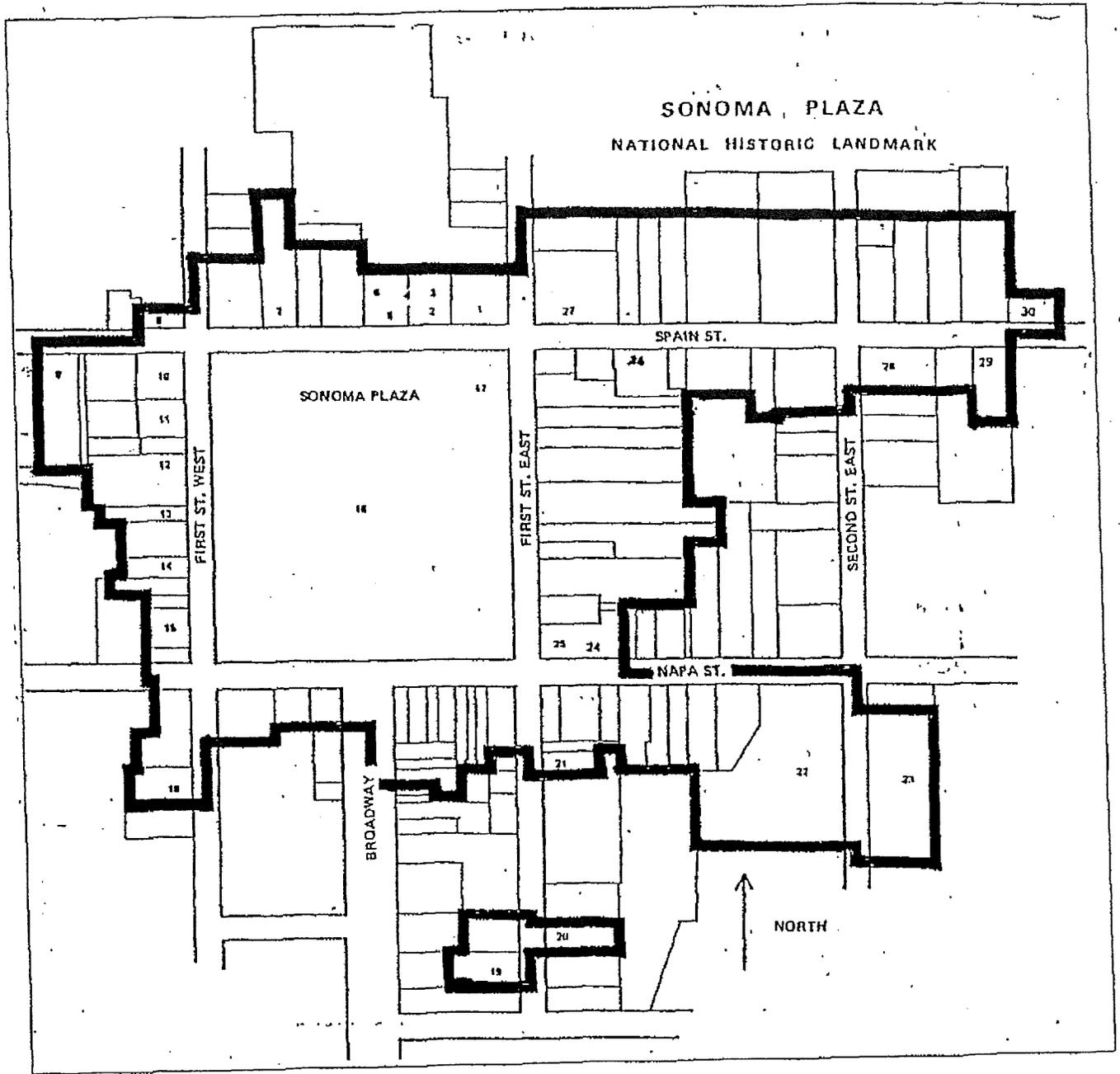


Figure 2

Sonoma Plaza National Historic District

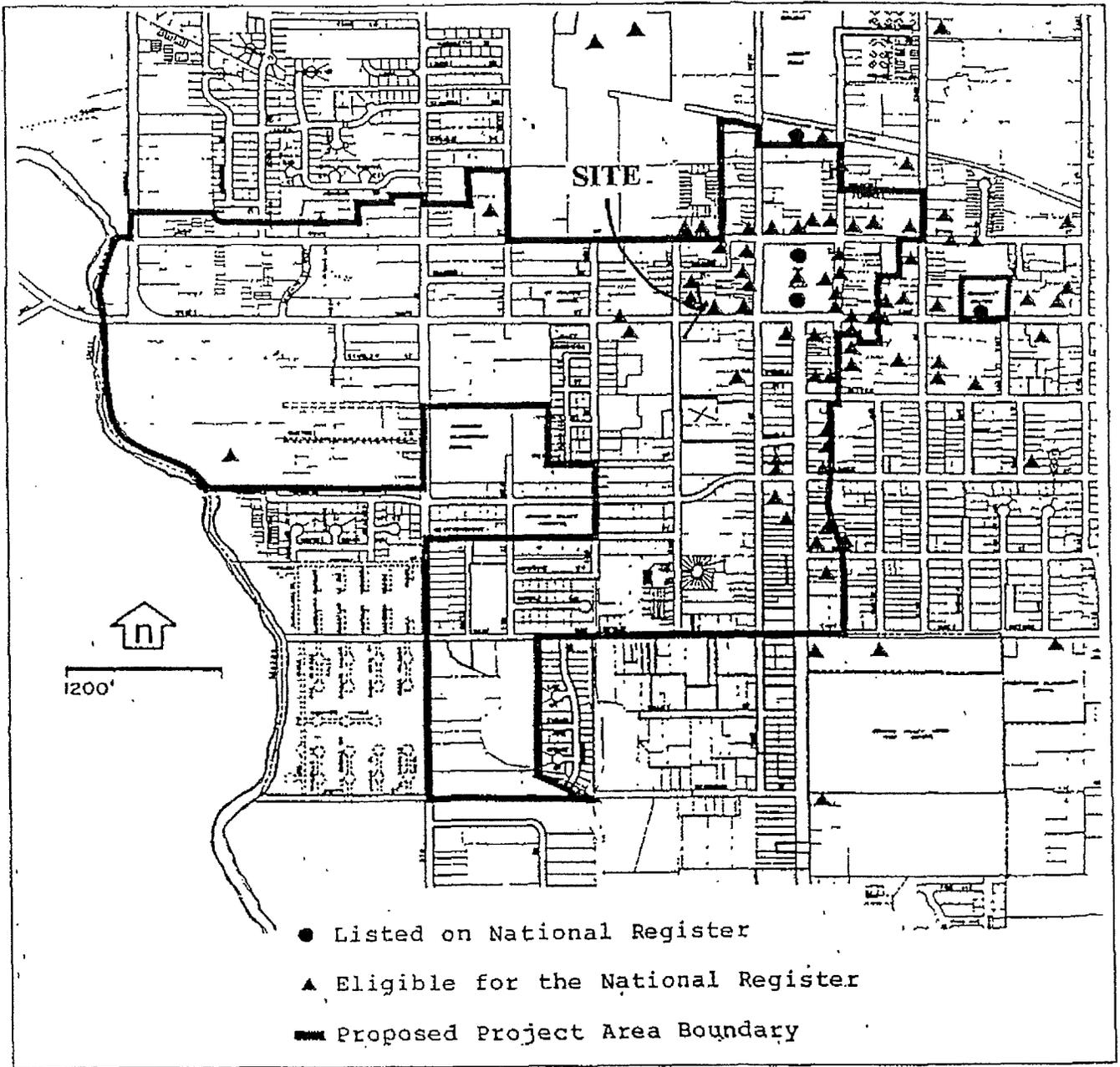


Figure 3

Locations of Historic Structures from 1983 Redevelopment Plan

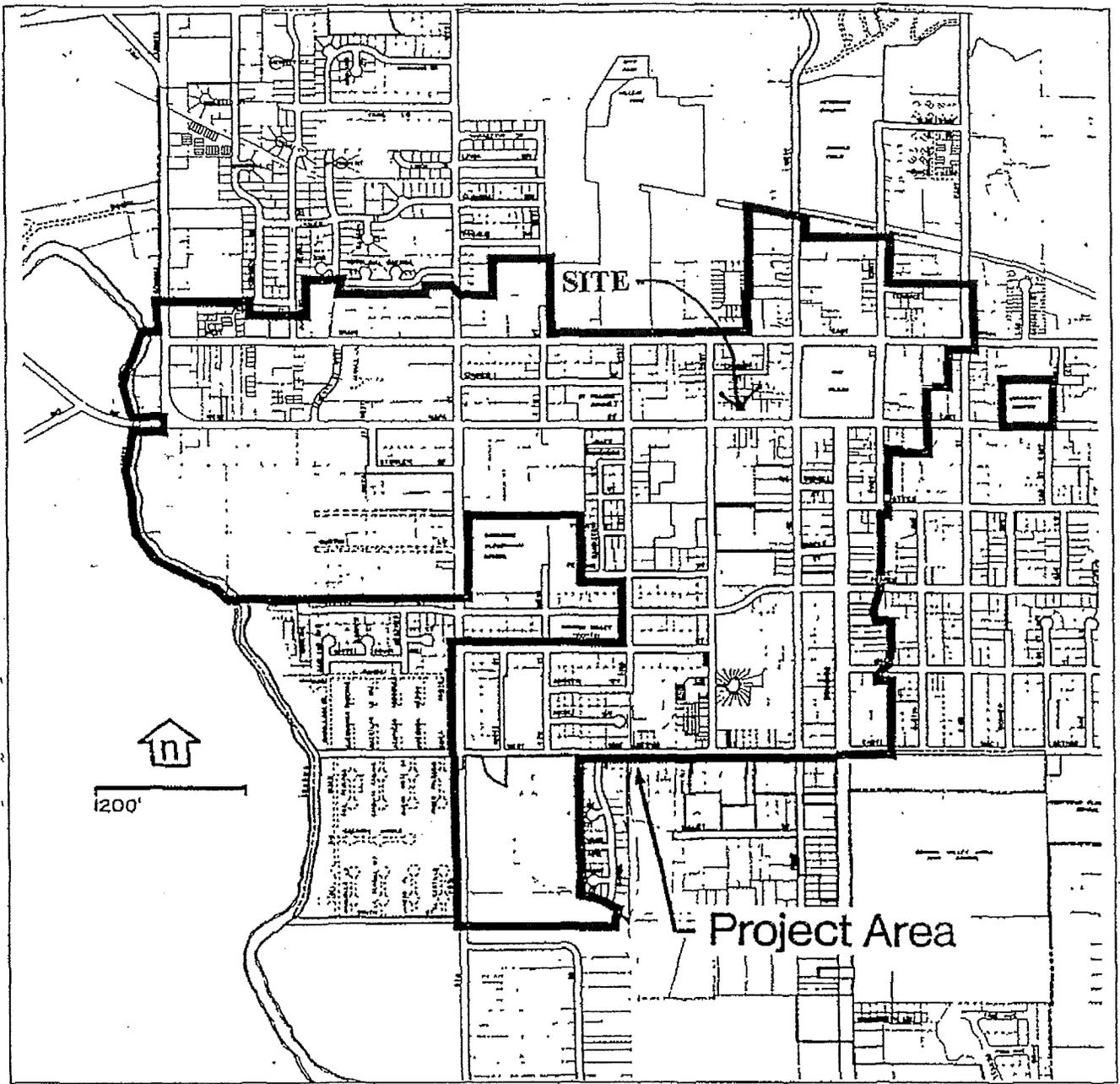


Figure 4

Sonoma Redevelopment Project Area

Plan Update (p. 189). Implementation strategies include developing and adopting town design guidelines. Zoning for this area is CO – Commercial.

APPLICATION OF ELIGIBILITY CRITERIA 2:

Association with persons important to local, California or national history

The following is a brief discussion of persons who have been associated with this site over time. Ownership or tenant information is taken from the preliminary title report, newspaper accounts, newspaper advertisements, and historical directories. A difficulty with using this information is that in the historical references, addresses were seldom used. It was apparently assumed that the reader knew the location of the business by local landmarks. Therefore, tenants are listed only where a street number or building name was given. Information about the persons discussed is from local histories and newspaper stories.

Property Ownerships/Tenancy

According to the preliminary title report, the first owner of this property was Arvilla McHarvey. She is listed in the 1913 Directory as a housekeeper. The 1906 Sanborn Map indicates that the property had not yet been subdivided into the parcel that is reflected by current property boundaries. The first property transfer was recorded in 1903, and the second property transfer was recorded in 1907. Both transactions were between Mrs. Harvey and Dr. Allen M. Thomson.

Dr. Thomson: Dr. Thomson owned this property from 1903/07 until 1927. He could have lived at 170/172 West Napa from 1913 on, which is when the house (now duplex) was built. A newspaper article notes that Drs. Thompson and Hayes were to move their offices into the upper floor of the Bulotti Building, above Sonoma Valley Furniture Company, in 1915.

Dr. Thomson returned from service in World War I in 1919. An ad from that year places Dr. Thomson's office and residence on Napa Street, "across from Mission Garage." An article notes that the Bulotti Building, the location of his previous office, is to be remodeled for a bank in 1923. The offices at 164 West Napa were constructed in 1925. In conclusion, it is possible that Dr. Thomson occupied the West Napa site in various capacities in the 1910s/20s.

Dr. Thomson was a prominent member of the community, as well as one of the few doctors in Sonoma for much of his career. He came to Sonoma in 1901, and married Anita Empanan, a grand-daughter of General Mariano Vallejo, in 1902. In addition to his service as a physician, he was also involved in other business enterprises, including owning a gold mine in Nevada in partnership with other local doctors and the Index-Tribune owner, and a fig ranch in Shasta.

Dr. Thomson was probably best known for his involvement in the forerunners of the Sonoma Hospital, according to accounts in Robert M. Lynch's book, The Sonoma Valley Story. There was no hospital in Sonoma in the early twentieth century. The Crane

Sanitarium in Boyes Springs was the closest facility. After this facility burned down in 1923, the head nurse retired to a ranch on Burndale Road. Dr. Thomson and three other doctors in town - Drs. Wilford B. Hayes, Sophus Boolson and A. K. McGrath - persuaded her to open what became known as the Burndale Sanitarium in 1924. Dr. Edward J. Finnerty joined the group in 1927.

Dr. Thomson was also involved in the development of a modern clinic in Santa Rosa, along with four Santa Rosa doctors, in 1925. It was to be located at 5th and Washington, on the second floor of the Elks Building, and organized along the same lines as the Mayo Clinic. One account has him spending the remainder of his career in Santa Rosa.

Dr. Finnerty: Dr. Finnerty purchased the property in December 1927, and it was in his family until March 1943. It was sold to Althea Edwards in March 1943, who sold it to Pasquale Ventimiglia in January 1944. Dr. Finnerty, as noted above, was part of the Burndale Sanitarium.

Dr. Newman: An article in the January 22, 1943 issue of the Index-Tribune notes that Dr. Newman, who had formerly practiced with Dr. Carroll ^{Andrews} Edwards, would be taking over the offices of Dr. Finnerty, who had accepted a position on the staff of the Sonoma State Home. The property on West Napa would be sold to Mr. and Mrs. Floyd Edwards, who would remodel the house for apartments and occupy one unit themselves. Dr. Newman's offices were advertised at 164 West Napa through the mid-1950s.

About 1944 the Burndale Road facility was taken over by Dr. McGrath, joined by Drs. Carroll B. Andrews and William J. Newman. At that time, however, a new facility was sought. The group leased a two-story building in Buena Vista in 1945. Among the first directors was Dr. Andrews. This facility was used for twenty years, although the need for a new, modern hospital was regularly expressed.

Dr. Andrews: Another physician listed at West Napa in 1941 was Carroll B. Andrews. Dr. Andrews had come to Sonoma in 1933. As noted above, he was also associated with the Burndale Sanitarium in 1944 and Buena Vista in 1945. By 1949 Andrews and others were listed at the American Trust Building on West Napa. Dr. Andrews retired in 1973 after 40 years of service.

In 1952 a committee was formed, including Dr. Newman, to seek a new hospital site and funding. A bond election for this new hospital was defeated in 1953. This was attributed to the work of a committee headed by Dr. Andrews, according to Robert Lynch. Eventually a bond election passed, and the new hospital opened in 1957.

Mr. Newton Dal Poggetto: A local prominent attorney, former judge, and community leader, Newton Dal Poggetto, had his offices at the 164 West Napa building in the late 1960s and early 1970s. He was a founding member of the Sonoma Valley Chamber of Commerce, which started in March 1930.

In 1944 the property was sold to Edward Voss, and it has remained in his family to the present. The Vosses have used the property for a rental throughout their ownership.

Evaluation

The offices at 164 West Napa Street have been associated with a number of important and prominent local citizens. Most of the individuals discussed here lived in Sonoma for much of their career and put in many years of service to the community. However, they are among many others who have played an important role in the formation of the institutions of Sonoma. Further, it appears that most professionals in the town had a number of different offices over the course of their careers, some which may be more directly associated with the periods in which their main contributions were made. In conclusion, it appears that the structures at 164-172 West Napa do not meet the criteria for association with persons important to local history.

APPLICATION OF ELIGIBILITY CRITERIA 3:

Embodies distinctive architectural characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values

164 West Napa Street

Architectural description: This is a one-story, wood-frame structure with a concrete foundation and composite roof. It has a rectangular floor plan, which runs north/south along the east side of the lot. The exterior finish is heavily textured stucco, with brick detailing, primarily at the window sills. A gable roof faces the street, and a cross gable faces the entry drive to the west. The rear addition also has a gable facing the parking area. The structure has a corner entry on the front façade, facing the entry drive, a side entry off the driveway, and an entry to the back addition near the parking area. It is 1,471 square feet in size.

The front façade features a three-part window, with a double-hung window in the center (originally six panes over one pane), and eight fixed panes in the sidelights. The sill is brick. A wood vent set in an arched opening with quoin details and a brick sill is centered under the gable. Single, double-hung windows with six panes over one are typical throughout the structure. Most frames are wood, and sills are brick. The vent detail is also repeated throughout the structure. The back addition has a simpler, contemporary window and entry, and a plain, rectangular rather than decorative vent.

The front corner entry features an arched opening that is also round in plan; that is, projecting from the doorway. This projecting shape is echoed in the stoop and stairs. The arch features brick detailing in the surround. A stepped parapet wall, topped with brick, helps define the entry and small planting areas. A stepped wall of similar design also defines the patio that leads to the stairs, which is stamped, colored concrete. These are the main character-defining features of the building.

Background: This structure has, by all appearances, always been used for offices, despite its residential character. According to assessor records, it was constructed in 1925. It is noted on the 1934 Sanborn map as a doctor's office with x-ray. At that time, there was no rear addition. The first assessment on the property was done in 1949, and the records show the structure as it currently exists. In other words, the addition was probably built between 1934 and 1949. Records also indicate that there are two offices and three exam rooms.

The photograph in the assessor's records, which appears to be from the 1950s, shows the front façade substantially as it exists today with the exception of the middle panel of the front window, which has been changed from a wood-frame double-hung window with six lights over a single pane, to a double-hung, aluminum frame window.

Evaluation: With the exceptions noted, this structure appears to have been unmodified since it was built, and is well-maintained. The landscaping is essentially as designed, including the front entry patio and hardscape details matching the house. Although the structure has apparently always been used for commercial purposes, it was obviously built to convey a residential appearance, and an appearance compatible with the residential structure across the driveway. As a result of the similar scale of the two structures, and similar roof lines and front set-backs, the residence and office present a coherent and complimentary appearance as viewed from the street, despite architectural differences.

166 – 168 West Napa Street

Architectural description: This one-story, wood-frame structure has a concrete foundation and flat roof. It is a rectangular building, running east to west at the rear of the lot. The siding has a stucco finish. The two units are essentially divided by a double garage with contemporary, roll-up door. There is a pair of double-hung, aluminum frame windows between the front door and garage for each unit, and a single, double-hung aluminum frame window on the far side of each front façade. The units are set back from the side and rear fence lines with a six-to-ten foot yard. The easterly unit has a bamboo and wood fence separating a yard area from the parking lot. The units are 672 square feet each, excluding the garage.

Background: This duplex was built in 1950, according to assessor records. No exterior modifications are known to have occurred over time.

Evaluation: This is a straight-forward, utilitarian structure. Landscaping and detailing is minimal. The location of the structure on the lot and its relationship to the other buildings and parking areas result in the building fronting on public parking areas, with minimal private outdoor space.

170 – 172 West Napa Street

Architectural description: This is a one-story, wood-frame structure with a partial stone foundation and composite roof. It has a largely rectangular floor plan, running north/south on the west side of the lot. The front unit has a stucco finish, and the rear unit has a stucco finish on a portion of it, with shingle siding on the majority of the unit. There is an attached three-car carport with an enclosed storage area in the back. Records indicate that the carport was rebuilt in 1991. There is a total of 2,344 square feet of living area, including both units.

This structure displays an enclosed front entry with asymmetrical gable roof projecting from the front façade, which also has a gable roof with a similar pitch. Ashlar concrete steps lead to the front door. There is a tall, narrow side light with three fixed panes to the left of the front door. This detail is repeated on the side walls enclosing the porch.

The façade of the front porch is visually extended with a narrow buttress on the right hand side, and the façade of the main structure is extended on the left with an arched wing wall leading to a side yard off the patio. The patio is again stamped, colored concrete, with a wood fence and formal landscaping.

Double-hung windows flank the front porch, with aluminum awnings and decorative metal grills. Originally, these were eight-paned casement windows, but they have been replaced. A wood, horizontally-oriented vent is located under the gable. A dramatic chimney on the right hand side of the structure is also apparent from the front.

On the east façade, large double-hung windows flank the chimney on the façade nearest the street. Next a screened entry porch leads to doors to both the front and rear unit. Finally, a bank of four, double-hung windows in a wide wood frame is featured on the northern-most section of the stucco unit. This area is actually within the rear unit, although it is within the gable-on-hip roof of the front unit.

The next section of the east façade appears almost as a free-standing room which projects slightly from the main façade of the building. This 'room' has shingle siding, and features two asymmetrically placed windows and a door. It has a shallow roof pitch with a east facing gable-end. The slope of its roof abuts the sloping roofs to the north and south. A large chimney, brick rather than the stucco finish of the front chimney, is visible to the far right, on the northern-most section of the building.

The remainder of the structure to the north, including another room, two covered passageways, a covered storage area, and the carport, feature a variety of windows and doors, with a variety of finishes. This is an older portion of the building which has obviously been heavily modified over time. It is all finished in dark shingles, with curved rafter details, painted white.

Background: This duplex was originally constructed in 1913, according to assessor records, and remodeled in 1925 (although records show the effective date of the remodel to be 1919). The structure was first appraised in 1949. The assessor's sketch shows the structure as currently configured. The accompanying photograph of the front facade, which appears to be from the 1950s, also shows the current appearance of the structure, with the exception of the windows on the front façade. These appear to have been double casement windows with eight lights on each panel. Today the windows appear to be double hung, aluminum-frame windows set in a wood frame, with vinyl partitions on the upper pane.

The 1923 Sanborn map shows the front unit with essentially the same 'footprint' and location as today. It has a different front entry and front porch however, indicating that the façade was heavily modified, if the whole unit was not rebuilt.

The footprint of the second or rear unit appears essentially as it is today, with the exception of an additional room with an exterior entry located at about the mid-point of the east façade. This room was added later, some time between 1923 and 1934. The

carport, as noted, was rebuilt in 1919. In its place was a smaller accessory structure in 1923.

The 1934 Sanborn map shows the structure as currently configured. Note, however, that these records only show exterior walls, and not interior or other modifications.

Evaluation: There are a number of roof forms on this structure that abut one another, with different rafter and soffit details. On the interior, the number of interior finishes, from wood lath and plaster to gypsum board to board and batten to knotty pine paneling indicates many modifications over time, as well as varying attention to finishes. The large number of exterior entrances and unconventional room relationships are another indication that the structure has been modified over time to accommodate different living/rental arrangements. This is corroborated by the fact that most windows have different design details, as do doors and entries.

Architectural Context

The two older structures on this site, the office and the west duplex, were built and remodeled at a time when period revivals were popular for adaptation to small residences. The economic prosperity of the 1920s and availability of inexpensive labor and materials are reasons given for the boom in home-building. Pattern books with plans and tempting illustrations were readily available to builders and property owners. Even prefabricated homes were available in 'New England Colonial, Dutch Colonial, Gothic or half-timber, Modern English, Italian, or Spanish Mission' styles.

The Mission Revival style was particularly popular, especially in California. It evolved from a heightened awareness of this earlier heritage, as the missions were being rehabilitated. It was introduced in expositions around the country from the 1880s to 1915, and became particularly popular in California, where architects and builders were seeking an architectural vocabulary that distinguished local architecture from the revival styles popular on the east coast. The rebuilding of the mission in Sonoma, of course, could have provided a direct inspiration here for adaptation of stylistic elements from the Mexican era.

The overall appearance of the 'cottages,' that is, the front unit of the duplex and the office, appear to be consistent with home-building trends of the time. The front duplex was remodeled (or perhaps rebuilt) in an English Cottage style, judging by the narrow projecting front entry with its asymmetrical gable. The slight buttress on the right side of the entry, as well as the arched opening to the side yard on the left, reinforces this impression. Tall narrow windows with multiple lights on the entry, as well as the eight-paned casement windows on the original structure, also support this interpretation.

The pitch of the roof on the entry porch is not typical of the English Cottage or Tudor-inspired style, however. The narrow chimney is also atypical of this style. It is possible that the pitch of the entry porch was designed to match the pitch of the roof of the main house, which may have been preserved when the front façade was remodeled. And it is

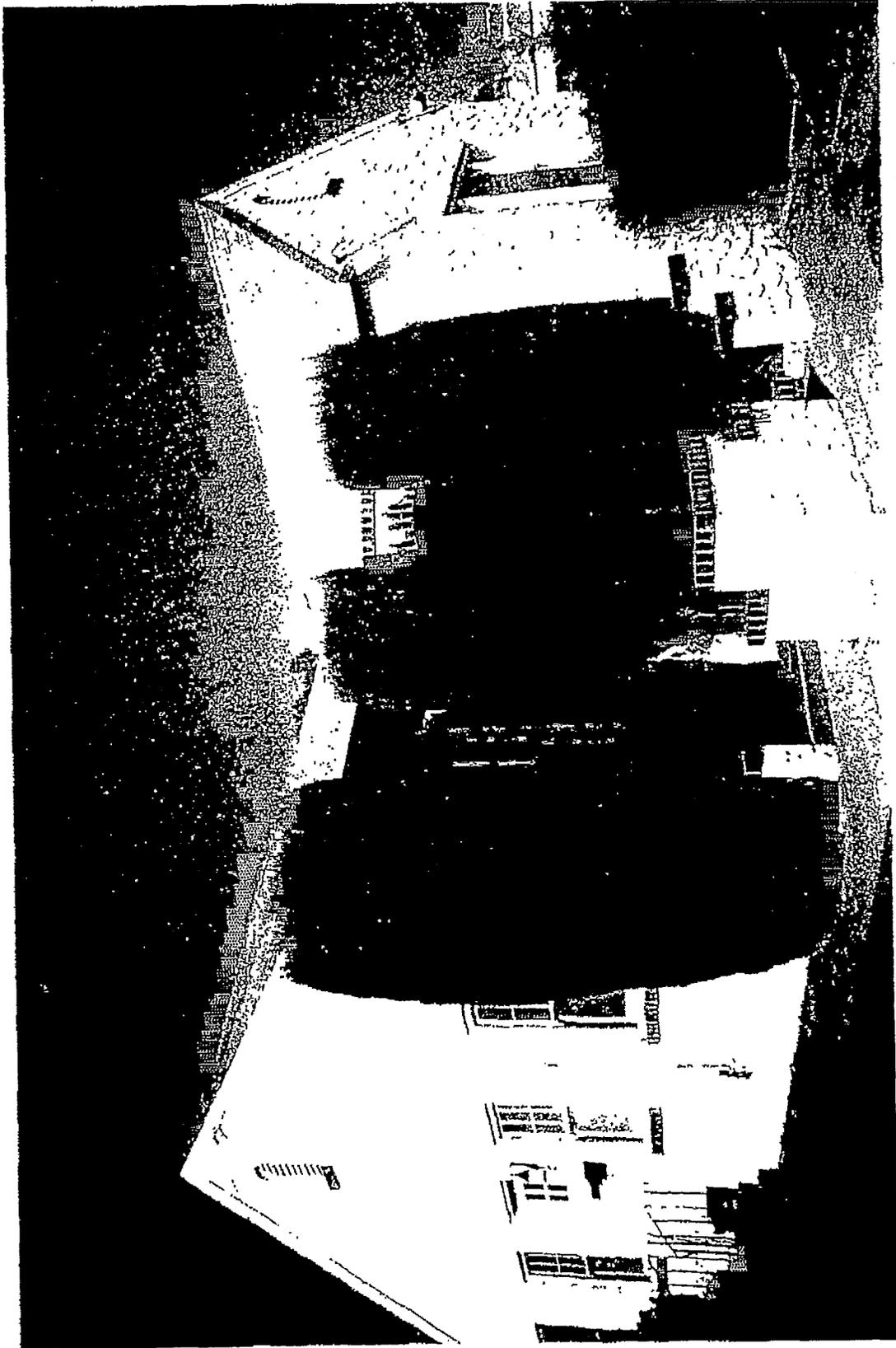


Figure 5

164 West Napa Street



Figure 6

166-168 West Napa Street

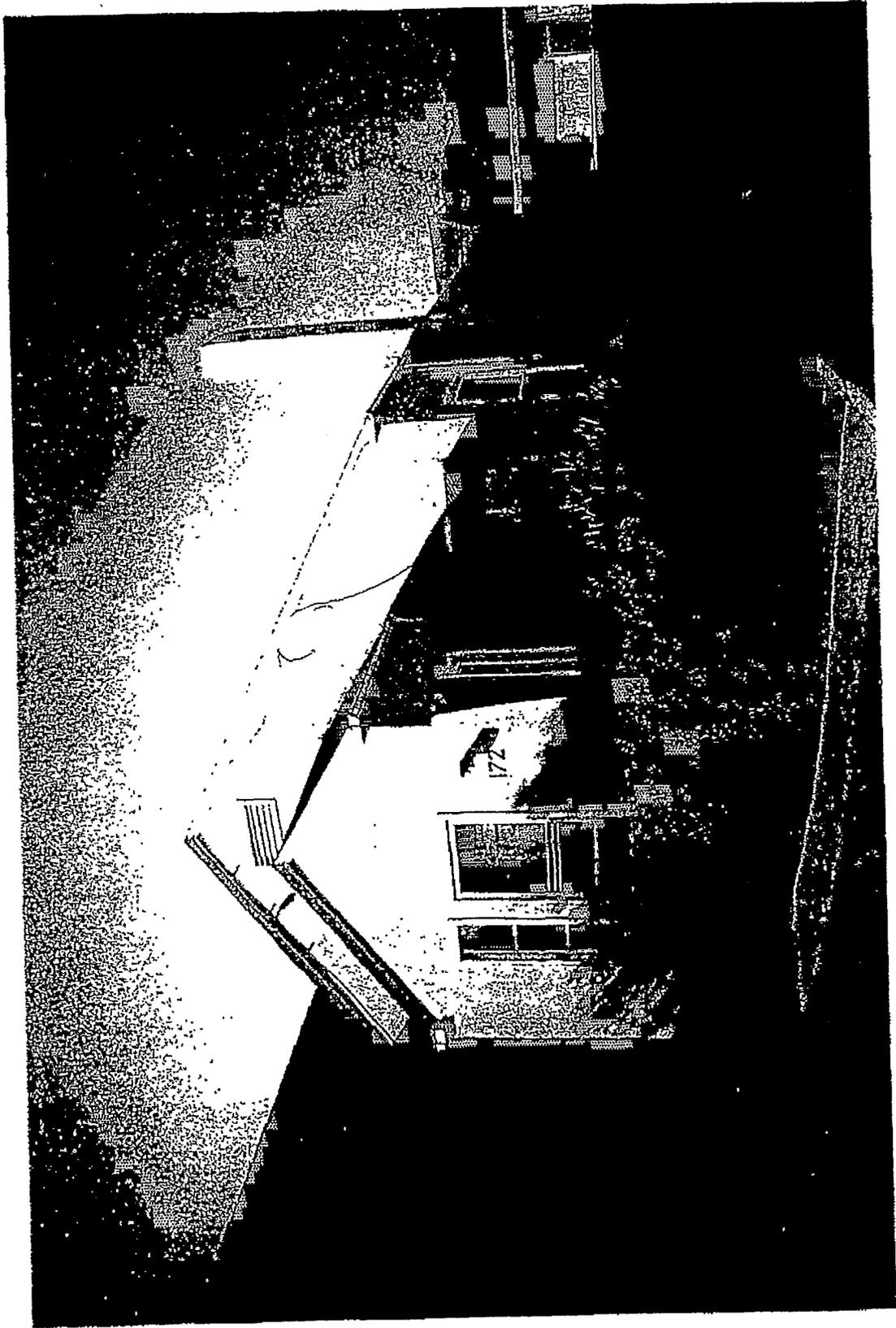


Figure 7

170-172 West Napa Street

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Sonoma League for Historic Preservation (Dan and Gerrie Peterson), Sonoma Valley Historic Resources Survey, 1979.

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

AREA _____

HISTORIC RESOURCES INVENTORY

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

State use only

IDENTIFICATION

- Common name: 164 NAPA ST.
- Historic name, if known: _____
- Street or rural address: 164 NAPA ST; WEST
City: SONOMA County: _____ State: _____ ZIP _____
Category: MEDICAL BLDG. - OFFICES
- Present owner, if known: IRMA VOSS (DECEASED) - DAUGHTER OWNES.
Street address: 164 NAPA ST 1340 VERMONT City: CONCORD
County: _____ State: CA ZIP 94521-4145 008
Telephone: _____ Fax number: _____ Ownership is: _____
- Present Use: MEDICAL OFFICES Original Use: RESIDENCE
Other Past Uses: RESIDENCE

DESCRIPTION

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

Stucco building - 1 story - 7 rooms - 4 bedrooms
2 baths - fireplace used now as office building
for medical group. Several small cottages on
lot # 166-168-170-172 - all rentals - owned by owner
at back of lot another residence.

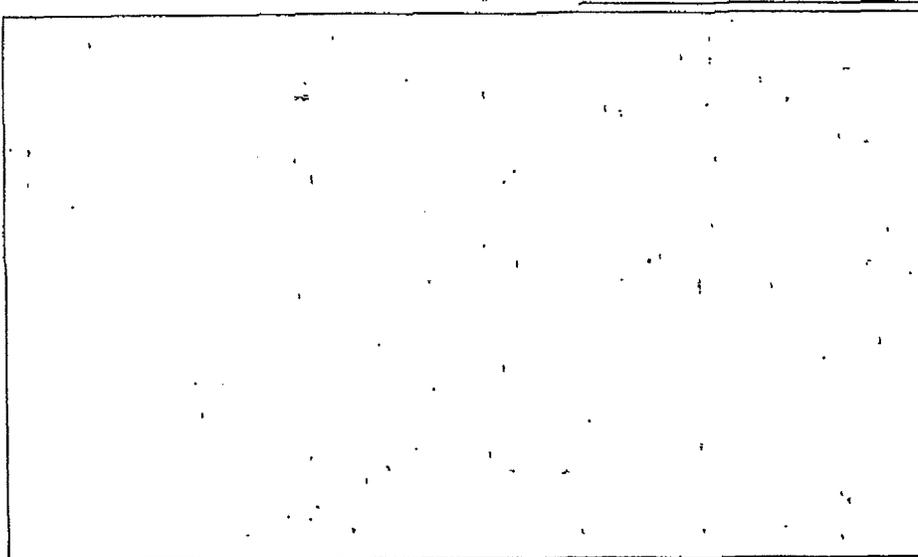
7. Approximate property size:

Frontage _____
Depth _____

on approx acreage 0.46

10. Photo (black and white)

11. Date of photo: _____



8. Condition: (check one)

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

9. Is the structure altered?

- a. Yes
- b. No

12. Surroundings (check all that apply)
- a. Open land
 - b. Scattered buildings
 - c. Densely built-up
 - d. Residential
 - e. Commercial
 - f. Industrial
13. If officially landmarked, landmark type
- a. National Register
 - b. State
 - c. County
 - d. City
14. Primary exterior building material
- a. Stone
 - b. Brick
 - c. Stucco
 - d. Adobe
 - e. Wood
 - f. Other

15. Is the structure on its ... a. original site? b. moved? c. or unknown?

16. Year of construction 1913
 This date is ... a. Factual b. Estimated

17. Architectural style or element Spanish (?)

18. Architect (if known) _____

19. Builder (if known) _____

20. Related features
- a. Barn
 - b. Carriage house
 - c. Outhouse
 - d. Shed(s)
 - e. Formal gardens
 - f. Windmill
 - g. Watertower
 - h. Tankhouse
 - i. None
 - j. Other cottages

SIGNIFICANCE

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

On viewing cottages on property - there are four plus residence in back. There was nothing to store about these cottages that I could determine. The main building is typical of residences built during this time. It has been a facility for medical offices for many years! Well kept and interior has been modified many times. While the cottages are not architecturally historic design, they are over 50 years old and therefore historic by the City of London's recent Council decision.

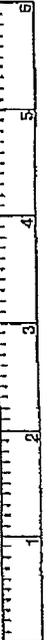
22. UTM (Sonoma Quad)

23. Sources of information

Date form prepared: _____

Organization: Sonoma League for Historic Preservation, P.O. BOX 766, Sonoma, CA 95476

SCALE 1/4" = 10' OF AN INCH



1-800-345-7334

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 6-012

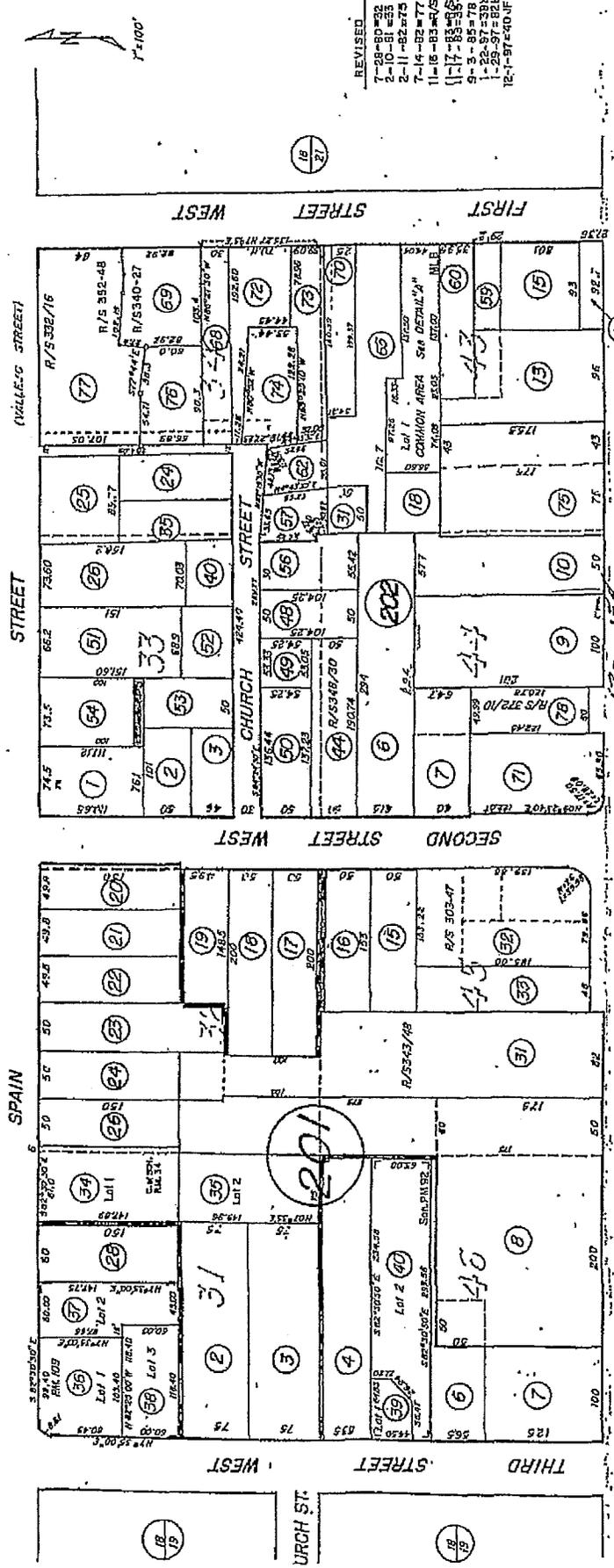
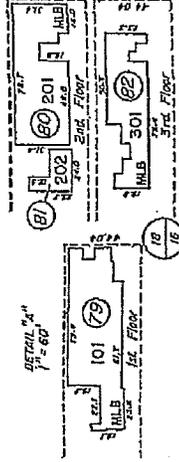
18-20

Sonoma Parcel Map No. 109
Bk. 960 Pgs. 12-13, Rec. 18-87-56

Sonoma Parcel Map No. 92
Bk. 564 Pgs. 14-15, Rec. 8-8-87

City of Sonoma
Parcel Map 34
Bk. 344 Pgs. 29-31
Rec. 04/28/83

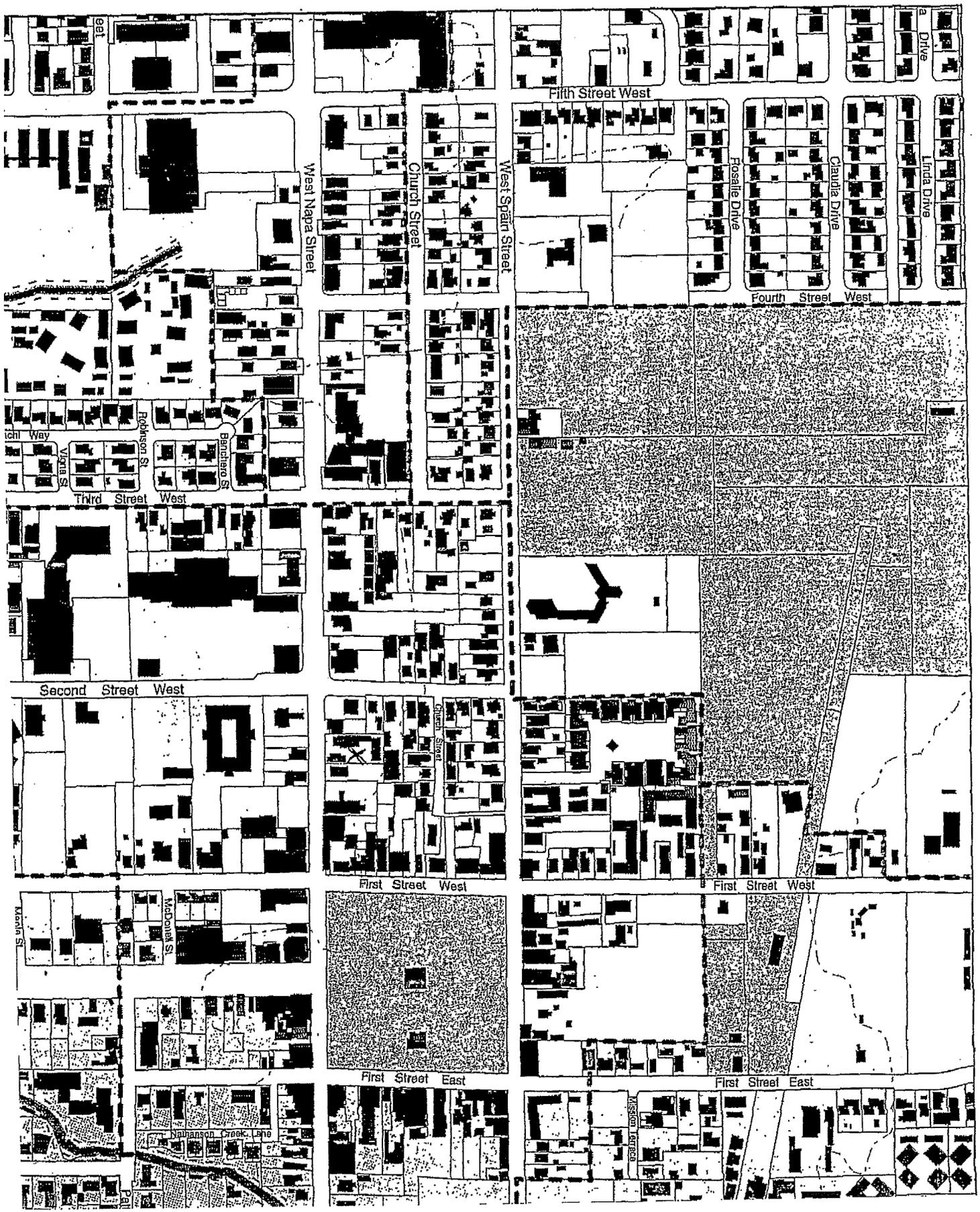
MASONIC LODGE BUILDING
A Commercial Condominium.
Rec. 12-3-95 IN BLOCK MAPS Pgs. 14-35
C.R. 98-107652, REC. 12-3-95



- REVISED
- 1-10-81-23
 - 2-11-82-73
 - 7-14-82-77
 - 11-16-83-45
 - 1-17-83-56
 - 9-3-85-78
 - 1-22-87-39KT
 - 1-25-87-82KT
 - 12-1-87-40JF

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED.

Assessor's Map Bk. 18 Pg. 20
Sonoma County, Calif.



Fifth Street West

Fourth Street West

Third Street West

Second Street West

First Street West

First Street West

First Street East

First Street East

Nahanson Creek Lane

West Napa Street

Church Street

West Spain Street

Fossale Drive

Claudia Drive

Linda Drive

Robinson St

Banchero St

Virginia St

Madonick St

Madonick St

MISSISSIPPI

HAWKER PLACE – DUPLEX (166 & 168)
GARAGE DOOR



**PROUDLY MADE IN THE USA
 NATIONWIDE**



"TRAVIS"
 SOLID WOOD ROLL UP DOOR (CEDAR-PRIMED)

PANELS

5/8" MDO Plywood Base & Overlay (Paint Grade)



SIZE	PAINT GRADE
Wood Construction	5/8" MDO Plywood Base & Overlay
8' X 7'	\$1615
9' X 7'	\$1725
12' X 7'	\$2645
16' X 7'	\$3015
18' X 7'	\$3449
8' X 8'	\$1675
9' X 8'	\$1796
12' X 8'	\$2850
X 16' X 8'	\$3200
18' X 8'	\$3670