



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

**Regular Meeting of October 18, 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.*

**CORRESPONDENCE**

<b>ITEM #1 – Continued Landscape Review</b>	<b>Project Location:</b> 19366 and 19370 Sonoma Highway	<b>RECOMMENDED ACTION:</b> Commission discretion.
<b>REQUEST:</b> Consideration of a landscape plan for two commercial buildings.	<b>General Plan Designation:</b> Mixed Use (MU)	<b>CEQA Status:</b> Categorically Exempt
<b>Applicant:</b> Studio 101 Designs  Staff: Wendy Atkins	<b>Zoning:</b> <b>Planning Area:</b> West Napa/Sonoma Corridor <b>Base:</b> Mixed Use (MX) <b>Overlay:</b> None	
<b>ITEM #2 – Continued Design Review</b>	<b>Project Location:</b> 277 Fourth Street East	<b>RECOMMENDED ACTION:</b> Commission discretion.
<b>REQUEST:</b> Consideration of site design and architectural review of an addition to a residence.	<b>General Plan Designation:</b> Agriculture (A)	<b>CEQA Status:</b> Categorically Exempt
<b>Applicant:</b> Sutton Suzuki Architects  Staff: Wendy Atkins	<b>Zoning:</b> <b>Planning Area:</b> Northeast Area <b>Base:</b> Agriculture (A) <b>Overlay:</b> Historic (/H)	

<p><b>ITEM #3 – Sign Review</b></p> <p><b>REQUEST:</b> Consideration of two refaced freestanding signs.</p> <p><b>Applicant:</b> David Ford</p> <p>Staff: Wendy Atkins</p>	<p><b>Project Location:</b> 550 Second Street West</p> <p><b>General Plan Designation:</b> Commercial (C)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Downtown District <b>Base:</b> Commercial (C) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>
<p><b>ITEM #4 – Sign Review</b></p> <p><b>REQUEST:</b> Consideration of a projecting sign and a wall sign for a restaurant (Slice Shack).</p> <p><b>Applicant:</b> Well Design</p> <p>Staff: Wendy Atkins</p>	<p><b>Project Location:</b> 8 West Spain Street</p> <p><b>General Plan Designation:</b> Commercial (C)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Downtown District <b>Base:</b> Commercial (C) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>
<p><b>ITEM #5 – Sign Review</b></p> <p><b>REQUEST:</b> Consideration of a wall sign and a window sign for a commercial building (Edward Jones).</p> <p><b>Applicant:</b> Barber Sign Company, Inc.</p> <p>Staff: Wendy Atkins</p>	<p><b>Project Location:</b> 463 Second Street West</p> <p><b>General Plan Designation:</b> Commercial (C)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Downtown District <b>Base:</b> Commercial (C) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>
<p><b>ITEM #6 – Design Review</b></p> <p><b>REQUEST:</b> Consideration of new paint colors for a commercial building (Rancho Maria Family Vineyards).</p> <p><b>Applicant:</b> Rancho Maria Family Vineyards</p> <p>Staff: Wendy Atkins</p>	<p><b>Project Location:</b> 481 First Street West</p> <p><b>General Plan Designation:</b> Commercial (C)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Downtown District <b>Base:</b> Commercial (C) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>
<p><b>ITEM #7 – Design Review</b></p> <p><b>REQUEST:</b> Design review of proposed alterations and an addition to a residence.</p> <p><b>Applicant:</b> Robert Baumann</p> <p>Staff: Wendy Atkins</p>	<p><b>Project Location:</b> 579 First Street East</p> <p><b>General Plan Designation:</b> Commercial (C)</p> <p><b>Zoning:</b> <b>Planning Area:</b> Downtown District <b>Base:</b> Commercial (C) <b>Overlay:</b> Historic (/H)</p>	<p><b>RECOMMENDED ACTION:</b> Commission discretion.</p> <p><b>CEQA Status:</b> Categorically Exempt</p>

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**ITEM #8 – Public Hearing**

**RECOMMENDED ACTION:**

**ISSUE:**

Review of Draft Model Water Efficient Landscape Ordinance.

Forward to City Council, with recommendations.

**Staff:** Wendy Atkins

**CEQA Status:**

Not applicable.

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**ISSUES UPDATE**

**COMMENTS FROM THE COMMISSION**

**COMMENTS FROM THE AUDIENCE**

**ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on October 13, 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***  
**Agenda Item Summary**

**DRHPC Agenda 1**  
**Item:**  
**Meeting Date: 10/18/16**

<b>Applicant</b>	<b>Project Location</b>
Studio 101 Designs	19366 and 19370 Sonoma Highway

**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)

**Request**

Consideration of a landscape plan for a commercial development located at 19366 and 19370 Sonoma Highway.

**Summary**

**Background:** On July 14, 2005, the Planning Commission approved a Planned Development Permit and Use Permit for a mixed-use development at 19370 Sonoma Highway. (At that time, the development was known as “Sonoma Village West” and “Orchard Park”, but the residential component is now called “Villas de Luna”.) The approved project consisted of two commercial buildings placed toward Sonoma Highway with ±6,936 square feet of gross commercial floor area, eight attached townhome condominiums in the middle of the site, and seven detached homes (including a duplex) to the east. Construction of the residential elements of the project began in 2006. The public improvements, residential buildings, and associated landscaping were substantially completed, as was a portion of the parking lot associated with the commercial component. However, the property fell into foreclosure and construction was halted prior to final building permit sign off. In 2012, the project was acquired by Kibby Road, LLC, which proceeded to bring the residential portion of the project to completion. To facilitate this process, in 2012, Kibby Road applied for and received Planning Commission approval for amendments in the use permit conditions of approval addressing the number of affordable units and the removal of a requirement for a play structure in one of the two open space areas within the project. As part of this action, the Planning Commission accepted the landscaping of the two open space areas as complete.

On May 31, 2016, the Design Review and Historic Preservation Commission (DRHPC) considered an application for design review of two commercial buildings, consistent with the 2005 approval, and an associated landscape plan. The initial design concept was not accepted by the DRHPC and the Commission also wanted the applicant to consider modifications to the landscaping plan responding to neighbor requests for improved screening between the commercial parking lot and adjoining townhomes. A revised proposal was developed and considered by the DRHPC at a public meeting held on August 16, 2016. At that meeting, the DRHPC approved the design review for the two commercial buildings and a trash enclosure, but denied the proposed landscape plan. Neighboring residents subsequently filed an appeal regarding the design review approval of the two commercial buildings. The City Council heard the appeal on October 3, 2016, at which time it voted 5-0 to deny the appeal and uphold the decision of the DRHPC to approve the architectural details, colors, and materials of the two commercial buildings.

**Revised Landscape Plan:** The attached project narrative provided by the Landscape Architect summarizes consultations with neighbors and the changes made in response to their concerns. To address the buffering of the adjoining townhomes, the revised plan calls for the creation of a 4-foot landscaped strip along the east side of the parking lot. This area would be developed with a wood trellis having a height of 8 feet. In addition, the area would be planted with evergreen Clematis. To accommodate the addition of trees, as requested by neighbors, there would be breaks in the trellis to allow for the planting of eight Callery pear trees, a selection made in consultation with interested neighbors that should not interfere with the upper walkway adjoining the townhomes. In their most recent correspondence (attached), some neighbors have requested that the trellis be continuous, rather than incorporating breaks for the trees. While this request could be met, staff is concerned that it could lead to future maintenance issues and would not substantially improve screening.

Landscape plans have been provided (Sheets L-1.0, L-1.1, L-2.0, and L-3.0) including a comprehensive plant list identifying trees, grasses, ferns, vines/groundcovers, and succulents. In addition, renderings have been provided to illustrate the appearance of the proposed trellis.

**Tree Plantings and Other Landscape Materials:** The landscape plan indicates that nineteen trees would be planted on the site, consisting of eleven eastern redbud (24-inch box size) and eight Callery pear (15-gallon box size box size), supplemented with grasses, ferns, vines/groundcover, and succulents.

**Completion of Residential Landscaping:** According to the 2005 landscaping plan for the residential component, one 5-gallon dwarf strawberry tree (an evergreen shrub that typically grows to a height of six feet) and one 1-gallon sage leaf rockrose (a low, spreading shrub) was called for in each of the planter wells built into the townhomes. These wells were left unplanted with the completion of the townhomes in 2013, because the planters were not designed with automatic irrigation and staff was concerned that any plantings might not survive through the sale of the homes. Therefore, they were left open for future homeowners to plant as they saw fit. Kirby Road has agreed to provide each townhome with a dwarf strawberry tree and a sage leaf rockrose upon homeowner request. However, staff would emphasize these planter wells were not designed were never presented as being able to accommodate actual trees.

**Water Budget Calculations:** In compliance with the Water Efficient Landscape Ordinance, Hydrozone and Maximum Applied Water Allowance (MAWA) forms have been provided. Calculations on the MAWA form indicate that the project would use 27,965 gallons or 79% of the annual water allowance of 35,515 gallons. *Note:* the applicant has provided a written statement which describes the irrigation methods and design action that will be employed to meet the irrigation specifications in the State of California Model Water Efficient Landscape Ordinance (section 472.7) (see drawing L3-0).

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

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## Commission Discussion

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### Design Review and Historic Preservation Commission Action

Approved       Disapproved       Referred to: \_\_\_\_\_       Continued to: \_\_\_\_\_

Roll Call Vote:    \_\_\_\_\_ Aye    \_\_\_\_\_ Nay    \_\_\_\_\_ Abstain    \_\_\_\_\_ Absent

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### DRHPC Conditions or Modifications

#### Attachments

1. *Project narrative*
2. *Water Efficient Landscape Worksheet*
3. *Plant palette*
4. *Landscape Plan*
5. *Planting Plan*
6. *Hydrozone Layout*
7. *Renderings*
8. *Correspondence*

cc:      Studio 101 Designs  
         101 H Street Ste., C  
         Petaluma, CA 94952

Kirby Road LLC  
541 Wes Main Street  
Merced, CA 95340

Villas de Luna Neighbor Email List

RE: Neighbor Outreach Summary

Date: September 9, 2016  
Project: Commercial Development  
Project Address: 19366 & 19370 Sonoma Hwy.

RECEIVED

SEP 09 2016

CITY OF SONOMA

Dear Wendy and Members of the DRHPC,

Pursuant to the requests from the DRHPC that we make a good faith effort to work with the neighbors at Villa De Luna, the developer, Alicia Hansel, her Landscape Architect, Henry Fleischman, my colleague Scott Landry, and I, met on 2 separate occasions with the neighbors and provided multiple revisions via e-mail. At the initial meeting the Landscape Architect presented drawings including a buffer zone which the developer elected to provide. This was met with a positive response by the neighbors. The neighbors then requested that we add a trellis to the buffer zone. We did so and presented this in a second meeting. This was again met with a positive response by the neighbors. The neighbors then requested to see renderings of the trellis and parking as viewed from the parking lot. We produced and delivered the requested 3D renderings. As each positive response netted a new request, the developer elected and communicated such to the neighbors to submit plans to the City. The neighbors responded with a letter approving of the building but requesting trees within the trellis. In working with the city it was determined the trees would need to be of a column like shape to avoid covering and making the elevated walkway impassable. Again the developer honored the request. The neighbors objected to the proposed trees during the Design Review meeting. As is evident in the attached documented correspondence the developer engaged the help of Landscape Architect Henry Fleischman to work with the neighbors to select a tree. The neighbors responded with a tree selection and the developer has provided drawings to reflect the inclusion of the trees within the landscape barrier with the trellis.

Thank you,  
Steven Moseley  
Studio 101 Designs

September 20, 2016

Design Review and Historical Preservation Commission  
One Sonoma Plaza  
Sonoma, California

RE: 19366/19370 Sonoma Hwy. Landscape Design

Members of the Commission:

The facts of this case are these:

1. On January 22, 2015, we began to try to work with the developer on what to do about the lots. We presented our thoughts at an HOA meeting and confirmed them in an attachment to Board minutes.
2. Throughout 2015, we continued to try to talk about the lots with the developer. In August 2015, we appeared before the Planning Commission at a study session.
3. The P.C. encouraged the developer to reconfigure her design in light of the fact that the lots were the front porches of the townhomes. The PC liked vertical mixed-use. The PC believed a reduction in building mass should be considered. They encouraged the developer to work with the community. They suggested that she respond to the HOA's offers to purchase the lots.
4. The developer chose not to return to the Planning Commission. Instead, she decided to develop the lots not as vertical mixed use but as entirely commercial.
5. The developer then sought review of her new commercial design by the DRHPC. The meeting was on May 31, 2016. It, too, became a study session. Again, the developer was directed to work with the community on a building and landscape design.
6. Three months ago, on June 20, 2016, we met with the developer. We presented our vision of the opaque, two-tiered barrier, with trees in planters and trees/trellises. We gave her the pictures enclosed here. (See enclosed photos:Trellis 1 and Trellis 2). It should be noted: **the trees in**

**the planters was part of the original landscape design, approved in 2005.**

7. On July 8, we met again with the developer. She gave us her design: a continuous trellis, **but without trees and without planters** (Enclosed Photo: Trellis without Vine). Again, we explained our concept, including trees in the planters. We hoped to meet with the developer again.
8. The developer did not want to meet with us again. She told us she was taking her design directly to the DRHPC.
9. There was another DRHPC meeting on August 16. The developer presented trellises with four Italian Cypress trees sticking up. It was not an opaque barrier. Nothing was submitted about the planters. The design was rejected by the DRHPC.
10. On August 17 we again sent letters to the DRHPC, to the City, and to the developer, again enclosing our photos of the trellis and trees.
11. Tonight, the developer presents a mutilated trellis, in sections, with only 8 trees. Again, the planters are not included.

In other words, after three months of writing and talking and commission meetings, we still do not have a plan for an opaque barrier, as required by the Municipal Code.

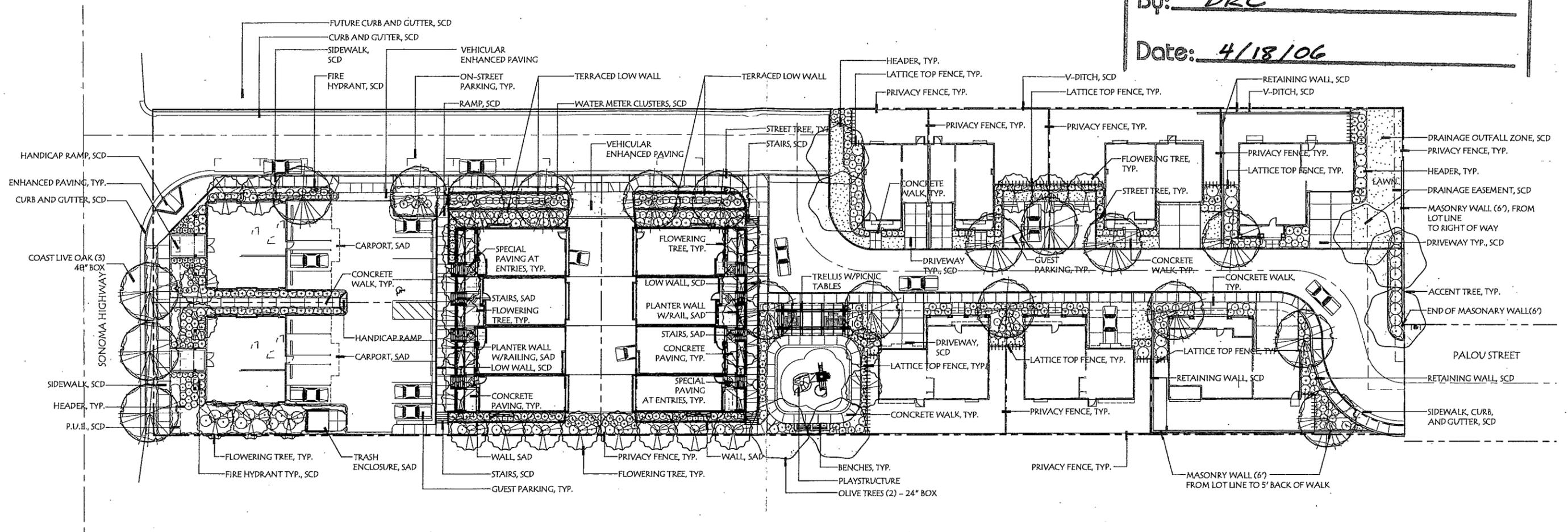
Sincerely,

Joan Jennings on behalf of  
The residents of SVL

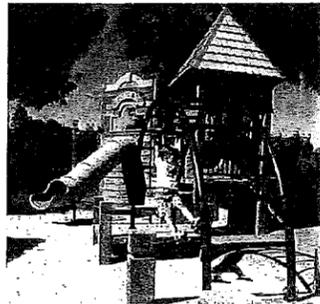
APPROVED

By: DRC

Date: 4/18/06



TRELLIS W/PICNIC TABLES



PLAYSTRUCTURE



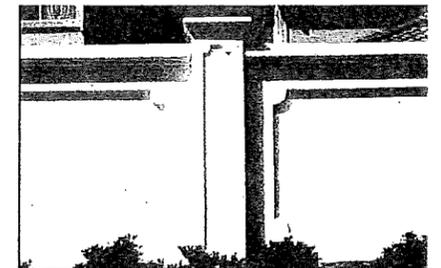
BENCH



ENHANCED PAVING



SOUNDWALL



- Notes:
1. 6' Marina Soundwall by Sierra Precast or Equal
  2. Paint to match architecture
  3. Boston Ivy Vines shall be planted 10' o.c. at base

DEVELOPER  
ODYSSEY DEVELOPMENT  
P.O. Box 706  
Tiburon, California 94920  
ph. 707-310-2291

RANDALL PLANNING & DESIGN INC.  
Landscape Architecture \* Golf Facilities  
Site and Environmental Planning  
1475 N. Broadway Suite 290  
Walnut Creek, California 94596  
Office: (925) 934-8002  
Facsimile: (925) 934-8003

ILLUSTRATIVE SITE PLAN  
SONOMA VILLAGE WEST  
SONOMA, CALIFORNIA



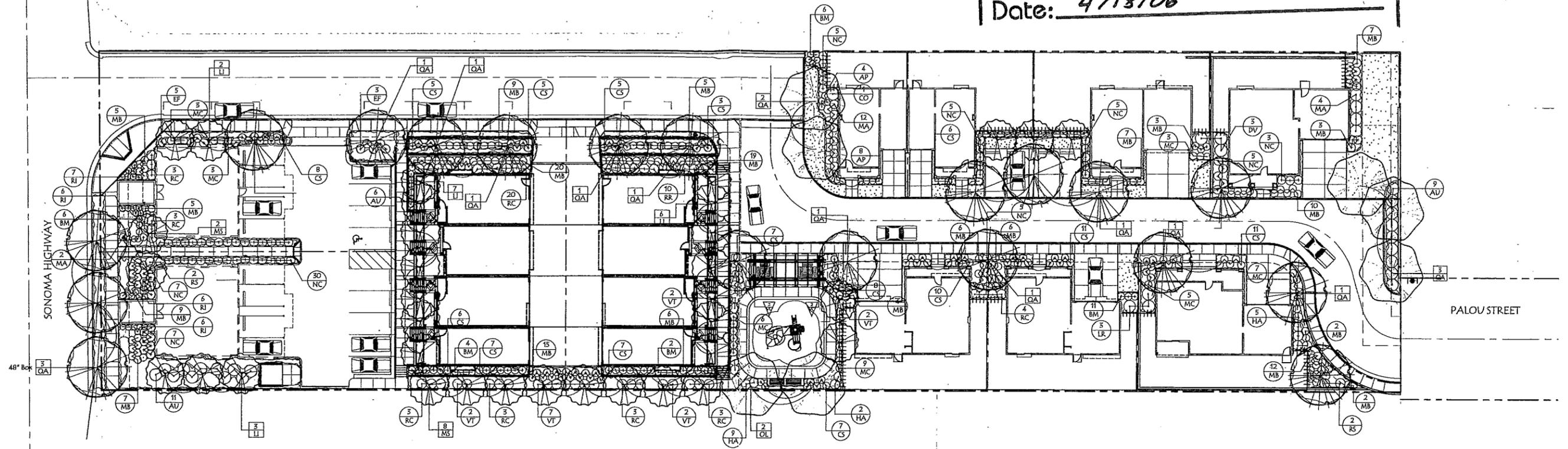
DATE: MARCH 27, 2006  
SCALE: 1" = 20'  
0 10 20 40 60

L-1

# APPROVED

By: DRC

Date: 4/18/06



**PLANT LIST**

**TREES**

LI	24" box	Lagerstroemia Indica 'Cherokee'	Crape Myrtle
MS	24" box	Magnolia soulangiana	Saucer Magnolia
OL	24" box	Olea europaea 'Swan Hill'	Olive
QA	24" box	Quercus agrifolia	Coast Live Oak
QA	48" box	Quercus agrifolia	Coast Live Oak (at Sonoma Highway)

**SHRUBS**

AU	5 gal.	Abutilon unedo 'Compacta'	Dwarf Strawberry Tree
AP	5 gal.	Arctostaphylos uva-ursi 'Point Reyes'	Manzanita
BM	5 gal.	Buxus J. microphylla 'Green Beauty'	Boxwood
CO	15 gal.	Cercis occidentalis	Western Redbud
CS	1 gal.	Cistus salviifolius	Sageleaf Rockrose
DV	5 gal.	Dodonaea viscosa	Purple Hopseed Bush
EF	5 gal.	Escallonia frutescens	Escallonia
HA	5 gal.	Heteromeles arbutifolia	Troyan
LR	5 gal.	Leptospermum scoparium 'Ruby Glow'	New Zealand Tea Tree
MA	5 gal.	Mahonia aquifolium	Oregon Grape
MB	5 gal.	Muhlenbergia rigens	Deer Grass
MC	5 gal.	Myrtus communis 'Compacta'	Tree Myrtle
NC	5 gal.	Napoleonaea cordifolia	Southern Sword Fern
RC	5 gal.	Rhamnus californica 'Eve Case'	Coffeeberry
RS	5 gal.	Rosa rugosa 'Hansa'	Ramblas Rosa
RI	1 gal.	Rosmarinus o. 'Collingwood Ingram'	Rosemary
VT	5 gal.	Viburnum tinus 'Spring Bouquet'	Dwarf Launstinus

**GROUNDCOVERS & VINES**

CG	1 gal.	Ceanothus griseus h. 'Yankee Point'	Yankee Point Ceanothus
TJ	1 gal.	Trachelospermum jasminoides	Star Jasmine
RV	1 gal.	Ribes viburnifolium	Catalina Perfume
VC	1 gal.	Vitis californica	California Wild Grape
VM	1 gal.	Vitis minor	Dwarf Petwinick
PT	1 gal.	Parthenocissus tricuspidata	Boston Ivy

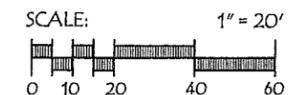
10' o.c. at base of Soundwalls

DEVELOPER  
ODYSSEY DEVELOPMENT  
P.O. Box 706  
Tiburon, California 94920  
PH. 707-310-2291



## PLANTING PLAN SONOMA VILLAGE WEST SONOMA, CALIFORNIA

DATE: MARCH 27, 2006



L-2

## Steven Moseley

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**From:** henry@fdcdesignbuild.com  
**Sent:** Wednesday, August 24, 2016 9:14 AM  
**To:** Alicia Hansel; Joan Jennings; Nicholas Dolata  
**Cc:** steven; Scott Landry  
**Subject:** RE: Screening Trees for Sonoma Landscape Buffer  
**Attachments:** HWY 12 Plant Palette - trees.pdf

Hello Joan and Nick,

Alicia and Steven filled me in on the concerns that the neighborhood association had about the screening between the parking lot and the town homes facing it. I came up with three tree options that I think would work for that area, that offer a little more foliage than the Italian Cypress and will still work with the conditions we have. To give you an idea of how we decided on these three tree varieties, we were looking for a tree that would provide screening, that could grow in the planting area we have available, are hardy enough to be surrounded by a parking lot and concrete wall, and are of the right shape and size. I included a very simple section with each tree variety to help illustrate the shape of the tree as it matures. I am still concerned about the canopy of the trees growing into the walkway, making it un-passable or causing a lot of maintenance that would deform and harm the growth of the tree. That is unfortunately why I don't think a smaller canopy tree like the Redbud would work well.

All that being said I do think we have three good options. I would strongly suggest using the Callery Pear. It is a deciduous ornamental pear that flowers in the spring and has a nice reddish autumn color (it does not fruit). The Shape works really well for our space, it is very upright in its early years, establishing a small canopy once it reaches its full height. It is a very hardy tree that is often used as a street tree. The birch trees also have the right shape (tall and upright) but are not known for being as hardy as the Callery Pear. Either of these options could be planted in small groupings in between the trellis areas to screen the residence windows.

The third option is the Honey Locust. This tree, like the Callery Pear, is often used as a street tree and would be great at handling the parking lot conditions. It is more of a canopy tree than the other two options and would need to be maintained as it grew to maturity in order to allow access along the path. The nice thing about the Honey Locust is that as it matures it develops a canopy high enough to walk under even at the level of the raised walkway.

Let me know what you think and if you have any questions.

Henry

--

Henry Fleischmann

Fleischmann Design Collaborative  
[fdcdesignbuild.com](http://fdcdesignbuild.com)  
415.871.6233

----- Original Message -----

Subject: Screening Trees for Sonoma Landscape Buffer  
From: Alicia Hansel <[alicia@kibbyroad.com](mailto:alicia@kibbyroad.com)>  
Date: Wed, August 17, 2016 4:18 pm  
To: "<[henry@fdcdesignbuild.com](mailto:henry@fdcdesignbuild.com)>" <[henry@fdcdesignbuild.com](mailto:henry@fdcdesignbuild.com)>, Joan Jennings <[joanjennings99@gmail.com](mailto:joanjennings99@gmail.com)>, Nicholas Dolata <[ndolata@hotmail.com](mailto:ndolata@hotmail.com)>  
Cc: steven <[steven@studio101designs.com](mailto:steven@studio101designs.com)>, Scott Landry <[scott@studio101designs.com](mailto:scott@studio101designs.com)>

Henry,

I know you are on vacation until the 22nd so we will wait to hear from you when you return.

I've copied Joan Jennings and Nick Dolata, home owners and neighbors of Sonoma Villas de Luna directly behind the Sonoma Hwy Commercial lots. You've met them both at the neighbor meetings.

We are making progress on the design but do need to put our heads together on trees to provide additional screening along with the trellis which is proposed to line the area between the townhouses and the parking lot.

Per our conversations I have shared our concern about the canopy of the trees making the townhouse walkway impassable. As we've discussed there's additional concern in terms of the maintenance and hazard of trees with the debris trees drop. The City proposed clustering Italian Cypress in groupings of 3 or 4. The idea would have been to break up the trellis in order to insert the clustering of cypress trees. This is not a favorable plan for the neighbors as they would like to consider other tree options. Given the need to provide screening but also being mindful of maintenance, safety and size restrictions preserving the walkable use of the sidewalk, we are looking to you for some recommendations.

Ideally we put our heads together and come up with a few options to consider. As the landscape architect we ask your leadership in proposing what will possibly work within the planting space. As there are four townhouses the ideal scenario would be four trees resulting in four breaks in the trellis to allow for the trees, one set in front of each townhouse front window. All other landscaping would remain as proposed, we all very much like the remainder of the landscaping plan.

Thank you in advance for your expertise. I am looking forward to a collaboration of us all to find a solution that works today and will maintain its beauty and function as a screen into the future.

Alicia

[alicia@kibbyroad.com](mailto:alicia@kibbyroad.com)

(p) 415-215-8356

(f) 415-813-1208



## Steven Moseley

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**From:** Alicia Razzari <alicia@kibbyroad.com>  
**Sent:** Sunday, August 28, 2016 9:07 PM  
**To:** Joan Jennings  
**Cc:** Henry Fleischmann; David Goodison; Wendy Atkins; Scott Landry; Steven Moseley  
**Subject:** Re: \*\*callery pear

Thank you Joan. We will include the Callery Pear in the plans per your email.

Alicia

> On Aug 27, 2016, at 6:29 PM, Joan Jennings <joanjennings99@gmail.com> wrote:

>

> I think we all agree with Henry that this would be the best choice.: Callery Pear

>



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

**WATER EFFICIENT LANDSCAPE WORKSHEET**

Prepared 12/1/15

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

**Reference Evapotranspiration (ET<sub>o</sub>) 46.1**

Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>
<b>Regular Landscape Areas</b>							
1 - Very Low Water	.1	Drip	.81	.12	220 sf	26.4	755
2 - Low Water (Drip)	.2	Drip	.81	.24	1,060 sf	254.4	7,271
3 - Low Water (Spray)	.3	Spray	.75	.225	430 sf	96.75	2,765
4 - Medium Water	.4	Drip	.81	.49	1,050 sf	515	14,705
				Totals	2,760 sf	892	25,496
<b>Special Landscape Areas</b>							
				1			
				1			
				1			
				Totals	(C)	(D)	
						<b>ETWU Total</b>	
						<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>	29,435

<sup>a</sup>Hydrozone #/Planting Description  
 E.g  
 1.) front lawn  
 2.) low water use plantings  
 3.) medium water use planting

<sup>b</sup>Irrigation Method  
 overhead spray  
 or drip

<sup>c</sup>Irrigation Efficiency  
 0.75 for spray head  
 0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
 $E_{to} \times 0.62 \times ETAF \times Area$   
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup>MAWA (Annual Gallons Allowed) =  $(E_{to}) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$   
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**Plant Factor (PF)**  
 0 to 0.1 Very Low Water Use Plants  
 0.1 to 0.3 Low Water Use Plants  
 0.4 to 0.6 Moderate Water Use Plants  
 0.7 to 1.0 High Water Use Plants  
 Plant factors cited are derived from the publication "Water Use classification of Landscape Species".

**ETAF Calculations**

**Regular Landscape Areas**

Total ETAF x Area	892
Total Area	2,760
<b>Average ETAF</b>	.32

**All Landscape Areas**

Total ETAF x Area	892
Total Area	2,760
<b>Sitewide ETAF</b>	.32

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

MAWA  
 $(46.1)(0.62) [(0.45 \times 2760) + (1 - 0.45)]$   
 $= 35,514.57$

RECEIVED

AUG 16 2016

CITY OF SONOMA

RE: LATE MAIL #1 - VEHICULAR GATE

Date: August 16, 2016  
Project: Commercial Development  
Project Address: 19366 & 19370 Sonoma Hwy.

Studio 101 Designs  
Contact: Steven Moseley  
mobile: 415-806-6084  
e-mail: steven@studio101designs.com

Dear Wendy,

Please note that "Late Mail Item #1" is dated May 31, 2016. I received a copy of this letter at our first hearing and delivered it to the owner Alicia Hansel. We then proceeded to work with the neighbors toward resolution beginning in our first meeting.

Although we recognize that the DRHCP recognized the gate does not fall within their purview, because they strongly encouraged resolution on the matter, Alicia explained the history of the gate in our first meeting and is offering resolution. It was never a Condition of Approval that the gate be operable. However at some point, the original developer automated the gate via an un-metered low-voltage line powered from an individual unit. The tenant was being reimbursed for the electrical expense of the gate but understandably did not wish to continue with this arrangement. The HOA therefore disconnected the low-voltage line and replaced it with a solar PV power source. The solar PV power source is insufficient to power the motor. The HOA wants the owner to pay for a new metered power source to automate the gate.

Although the owners are under no obligation to provide this service to the owners, they are electing to pursue a fix at their expense. That being said if PG&E will require exorbitant fees for trenching or providing power and metering to deliver power to this location on the property, this may need to be re-examined.

I'm not sure if the neighbors are simply wishing to make the letter part of the file. To my knowledge they're appreciative and on-board with the owners' current efforts to repair the gate.

Thank you,  
Steven Moseley  
Project Manager  
Studio 101 Designs

August 16, 2016

Wendy Atkins  
Associate Planner  
City of Sonoma  
No. 1 The Plaza  
Sonoma, Ca 95476  
707.933.2204

Item # 1

LATE MAIL

RECEIVED

AUG 16 2016

CITY OF SONOMA

**RE: 19366 & 19370 Sonoma Hwy Confirmation of Irrigation and Plant Size and Type**

Wendy,

The following statement is to further clarify the plans for 19366 & 19370 Sonoma Hwy, Sonoma, Ca dated 06.29.2016. We are confirming that the irrigation methods and design actions that will be employed on the project will meet the irrigation specifications as set forth in section 472.7 of the State Model Water Efficient Landscape Ordinance. In the plans we are showing 11 new trees being planted, all of which will be *Cercis canadensis* as stated on the plans. The trees will be installed at a size of 24" box or larger; we will notate the size on the next plan set submission.

Please let me know if you have any additional questions or concerns.

Henry Fleischmann

May 31, 2016

LATE MAIL

Item # 1

RECEIVED

AUG 15 2016

CITY OF SONOMA

Alicia Razzari

Kibby Road Development

2334 M. Street, Suite 2101

Merced, California 95344

RE: Defective vehicle gate at Sonoma Villas de Luna

Dear Ms. Razzari:

This letter is a preliminary review of the developer's liability for repair or replacement of the traffic gate currently installed between Lyons and Palou Street in the project referenced above.

This gate appeared to function in the early days following its installation. However, within weeks, it worked only intermittently and, on occasion, would randomly open and close of its own apparent accord.

Subsequent inspection by professionals in the field has revealed that the motor designed to open and close the gate was undersized. This is the case despite your repeated assurances to the residents that the motor was perfectly adequate. Additional investigation, including the digging up of the electrical line to the power source showed that the electrical line was not installed according to code and featured a wire not protected by any conduit. Any electrical meter designed to capture the power used by the gate was inadequate or non-existent. Many additional factual details can be supplied by the residents who have been involved in this matter including statements by gate installers regarding the problems touched upon above as well as an estimate of the cost to install a functioning gate as required by the City of Sonoma.

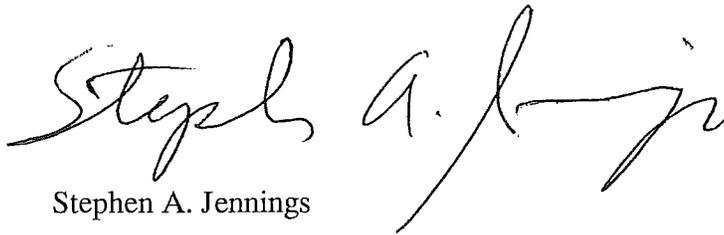
In matters such as this, a developer is subject to strict liability for construction defects in residential housing. (*Jiminez v. Superior Court* (2002) 29 Cal. App. 4<sup>th</sup> 473.) The California Civil Code section 5980 provides that a Homeowners' Association (HOA) has standing to litigate matters affecting common areas in the HOA development. As you know, strict liability means that an aggrieved party does not need to show intent or even negligence on the part of the developer. One need only prove the existence of the defects in the item in the common area.

Construction items such as this one are certainly the type of common area defect within the law's contemplation of liability on the part of the developer for defects. ( cf. *Dillingham Construction*

*N.A. v. Nadel Partners* (1998) 64 Cal. App. 4<sup>th</sup>, 264, 270 [swimming pool].) Where, as here, the defect is latent and not obvious upon the visual inspection by a lay person, the developer's liability extends for 10 years. (*Code Civ. Proc.*, sec. 337.15.) If a defect is latent at the time construction is completed, it remains a latent defect even after the discovery of the problem. (*Mills. v. Forrestex Co.* (2003) 108 Cal.App.4<sup>th</sup> 625.) As described above, the gate appeared to work initially but began to malfunction subsequently. The full extent of the defect was not discovered until a professional examined the gate and found that the motor was inadequate and it lacked a dedicated electrical meter. Underground digging revealed the faulty electrical line. A reasonable trier of fact might conclude that this gate was latently defective *per se*.

Although the HOA has reached out to you several times on this issue, you have never responded. This letter is offered in the interest of coming to a resolution of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen A. Jennings". The signature is written in a cursive, flowing style with a large initial 'S' and a long, sweeping tail.

Stephen A. Jennings

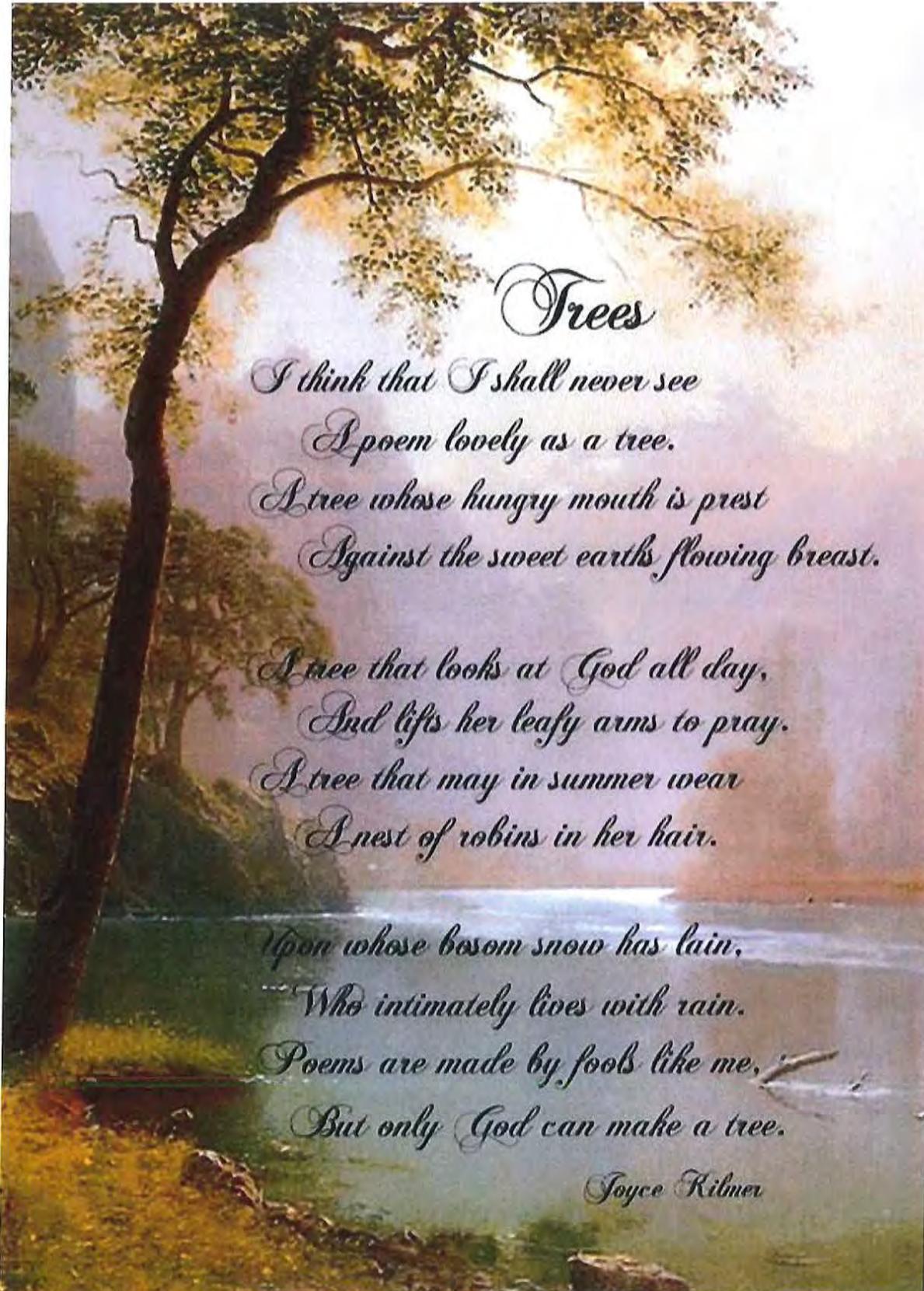
868 Palou Street

Sonoma, California 95476

DRHPC 8/16/18

LATE MAIL Item #1

19366 and 19370  
Sonoma Hwy



## Trees

*I think that I shall never see  
A poem lovely as a tree.  
A tree whose hungry mouth is prest  
Against the sweet earth's flowing breast.*

*A tree that looks at God all day,  
And lifts her leafy arms to pray.  
A tree that may in summer wear  
A nest of robins in her hair.*

*Upon whose bosom snow has lain,  
Who intimately lives with rain.  
Poems are made by fools like me,  
But only God can make a tree.*

*Joyce Kilmer*

AUG 15 2018

## TREES MATTER

The poet says trees are lovely, but since man has lived on this planet, they have been much more than that.

They have sheltered us, heated our homes, cooked our food, and carried us across the oceans.

During the Great Depression, people saved wash water to keep trees alive.

Trees are sacred to us.

In this landscaped section, trees will comfort us,

And they will give us privacy. They will be lovely.

And we need them. A landscaped section without trees is unacceptable.

Trees Matter.



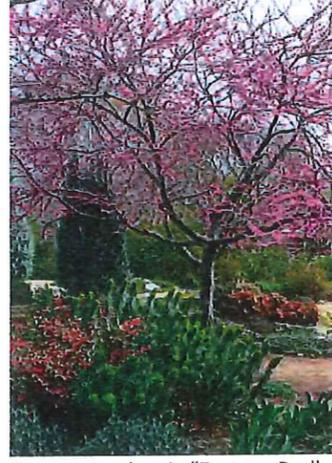
Received at meeting 8/16/16



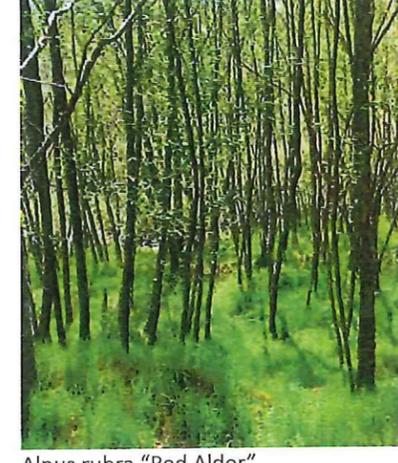
Clematis armandii "Evergreen Clematis"



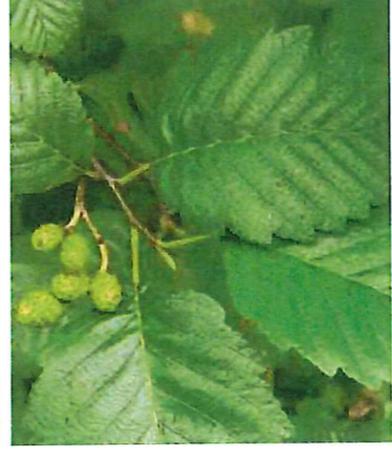
Trachelospermum jasminoides "Star Jasmine"



Cercis canadensis "Eastern Redbud"



Alnus rubra "Red Alder"



Vines for Trellis

Small Ornamental Trees



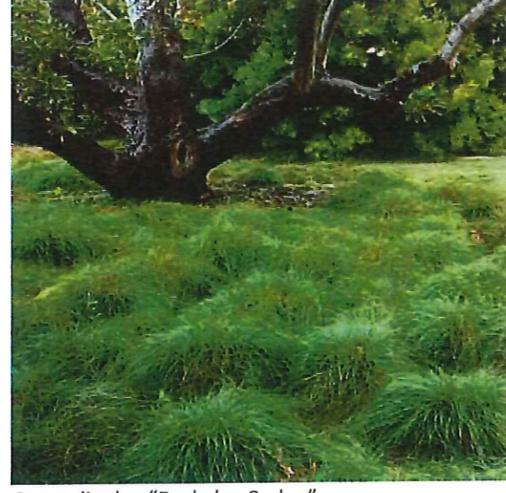
Delta Blue Grass Bioswale Mix



Muhlenbergia rigins "Deer Grass"



Festuca rubra "Red Fescue"



Carex divulsa "Berkeley Sedge"



Polystichum minutem "Western Sword Fern"

Bioswale Grasses

Shade Plants



Aloe stricta



Agave attenuata



Yucca "Bright Star"



Aloe "Blue Glow"



Bulbine frutescens



Echeveria imbricata



Echeveria "Afterglow"

Succulents

Commercial Development  
19366 & 19370 Sonoma HWY  
Sonoma, Ca 95476

Owner:

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape  
Job #: \_\_\_\_\_ SON101  
Issue Date: \_\_\_\_\_ 06.09.2016  
Drawn By: \_\_\_\_\_ hf

Plant Palette

Scale: \_\_\_\_\_ nts  
Sheet: \_\_\_\_\_

**Commercial Development**  
**19366 & 19370 Sonoma HWY**  
**Sonoma, Ca 95476**

Owner: \_\_\_\_\_

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape  
Job #: \_\_\_\_\_ SON101  
Issue Date: \_\_\_\_\_ 09.02.2016  
Drawn By: \_\_\_\_\_ hf

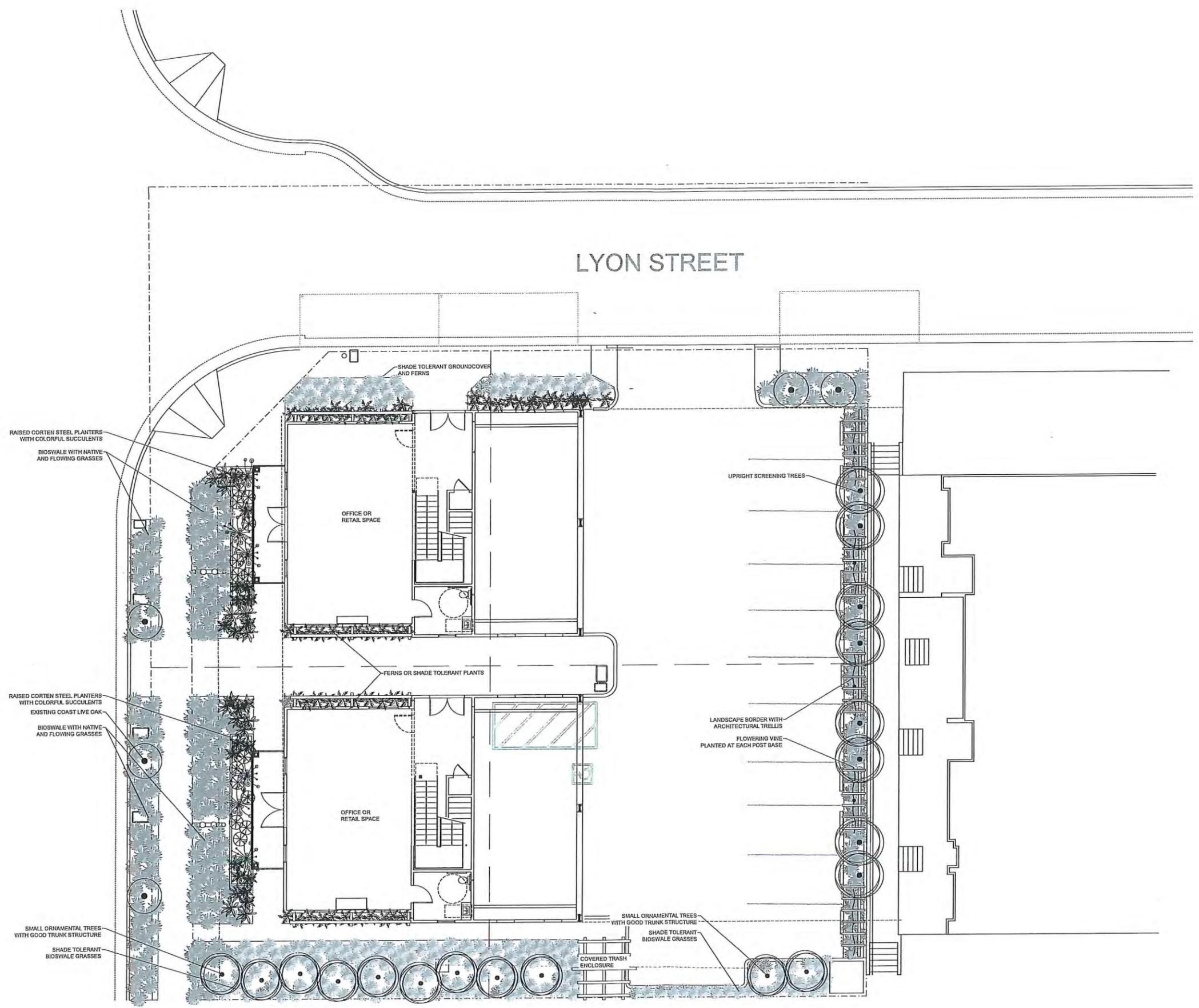
**Landscape Plan**

Scale: \_\_\_\_\_ 1/8"=1'-0"  
Sheet: \_\_\_\_\_

L-1.0

SONOMA HIGHWAY 12

LYON STREET



1 LANDSCAPE PLAN  
SCALE: 1/8"=1'-0"

PLAN







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

**WATER EFFICIENT LANDSCAPE WORKSHEET**

This worksheet is filed out by the project applicant and is a required element of the Landscape Documentation Package.

**Reference Evapotranspiration (ET<sub>0</sub>) 46.1**

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscaping Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
<b>Regular Landscape Areas</b>								
1 - Very Low Water	.1	Drip	.81	.12	220 sf	26	755	
2 - Low Water (Drip)	.2	Drip	.81	.24	1,060 sf	254	7,271	
3 - Low Water (Spray)	.3	Spray	.75	.225	430 sf	96.75	2,765	
4 - Medium Water	.4	Drip	.81	.49	1,050 sf	515	14,705	
Totals						2,760 sf	892	25,496
<b>Special Landscape Areas</b>								
					1			
					1			
					1			
Totals						(C)	(D)	
						ETWU Total		
						Maximum Allowed Water Allowance (MAWA) <sup>1</sup>		
						29,435		

<sup>1</sup>Hydrozone # Planting Description  
1) front lawn  
2) low water area plantings  
3) medium water use plantings

<sup>2</sup>Irrigation Method  
0.75 for spray head  
0.81 for drip

<sup>3</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>4</sup>ETAF (Annual Gallons Required) =  
E<sub>0</sub> x PF x IE x Area  
where E<sub>0</sub> is a conversion factor that converts inches per acre per year to gallons per acre per year to gallons per square foot per year.

<sup>5</sup>MAWA (Annual Gallons Allowed) = (E<sub>0</sub>) (0.62) (ETAF x LA)  
where 0.62 is a conversion factor that converts inches per acre per year to gallons per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. MAWA is the total special landscape area in square feet, and ETAF is .55 for residential areas and .65 for non-residential areas.

<sup>6</sup>Plant Factor (PF)  
0 to 0.1 Very Low Water Use Plants  
0.1 to 0.3 Low Water Use Plants  
0.4 to 0.6 Moderate Water Use Plants  
0.7 to 1.0 High Water Use Plants  
Plant factors cited are defined from the publication "Water Use Classification of Landscape Species".

**ETAF Calculations**

Regular Landscape Areas	
Total ETAF x Area	892
Total Area	2,760
Average ETAF	.32

All Landscape Areas	
Total ETAF x Area	892
Total Area	2,760
Site-wide ETAF	.32

Note:  
Irrigation methods and design actions that will be employed on the project will meet the irrigation specifications as set forth in section 472.7 of the State Model Water Efficient Landscape Ordinance

Commercial Development  
19366 & 19370 Sonoma HWY  
Sonoma, Ca 95476

Owner:

△	
△	
△	
△	
△	
Revisions	Date

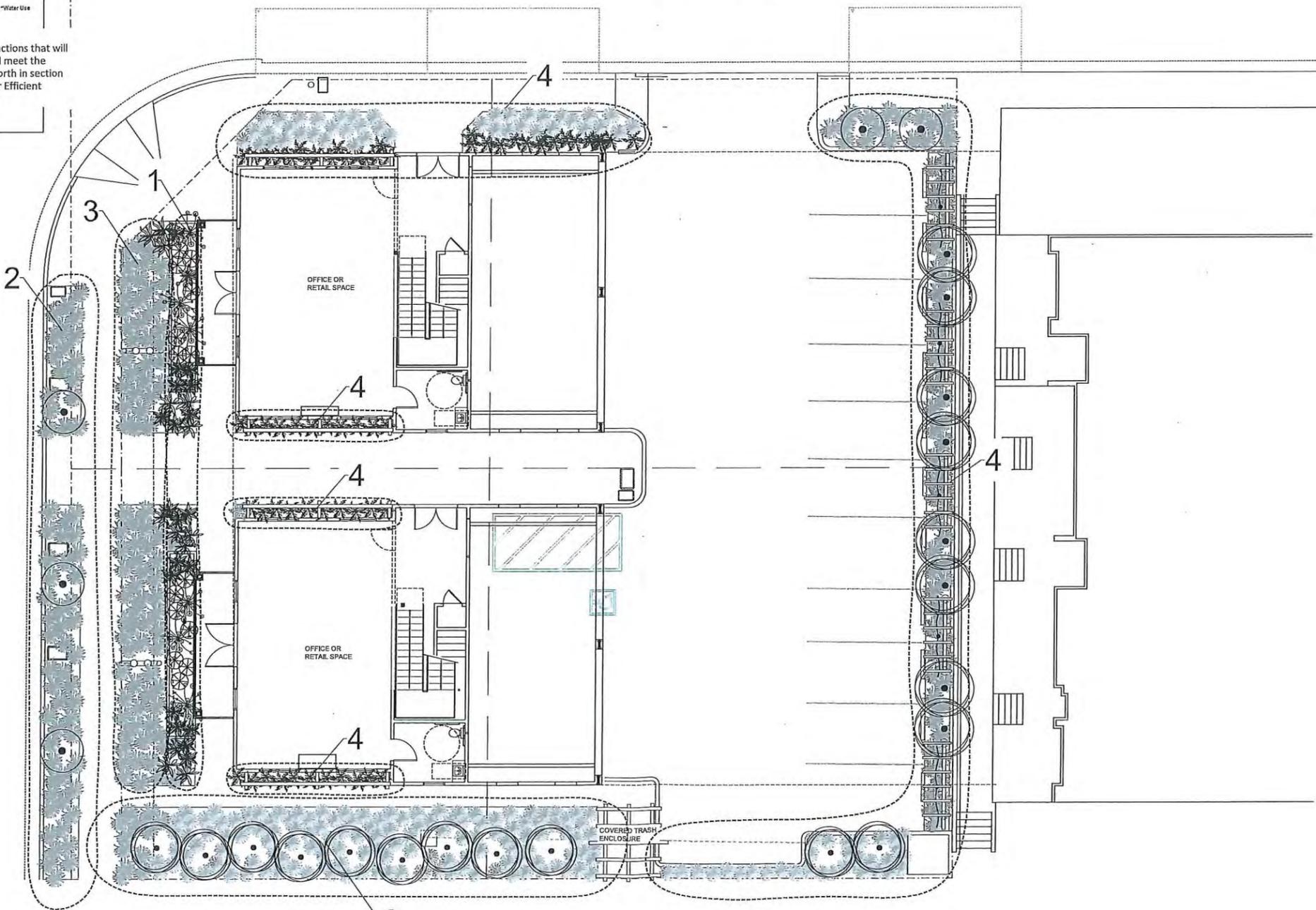
Landscape  
Job #: SON101  
Issue Date: 09.02.2016  
Drawn By: hf

Hydrozone Layout

Scale: 1/8"=1'-0"  
Sheet:

LYON STREET

SONOMA HIGHWAY 12



1 HYDROZONE LAYOUT  
SCALE: 1/8"=1'-0"

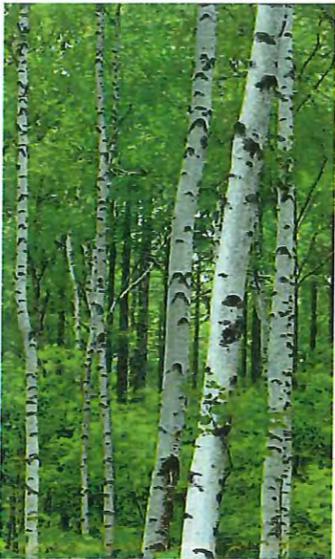
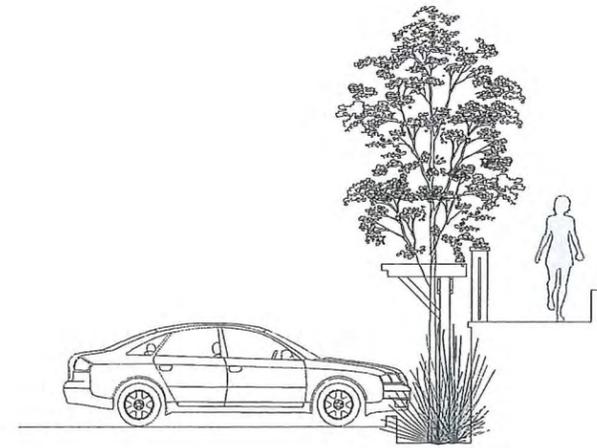
PLAN





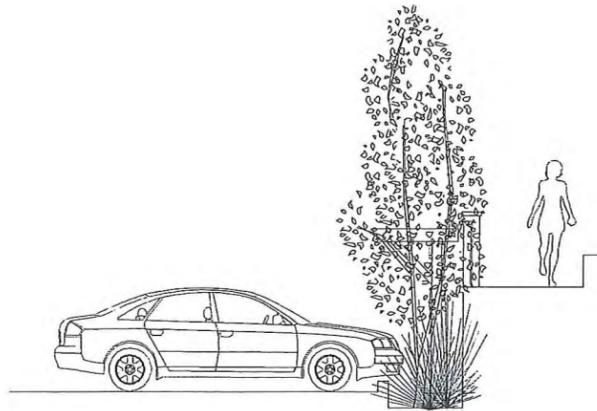
***Pyrus calleryana 'chanticleer'***  
Callery Pear

- An ornamental pear, deciduous
- White flowers in spring, red leaf color in autumn
- Very narrow and upright growth habit
- Develops small canopy with age
- Can grow 35-40' tall, 15-20' wide (probably smaller where we are planting it)



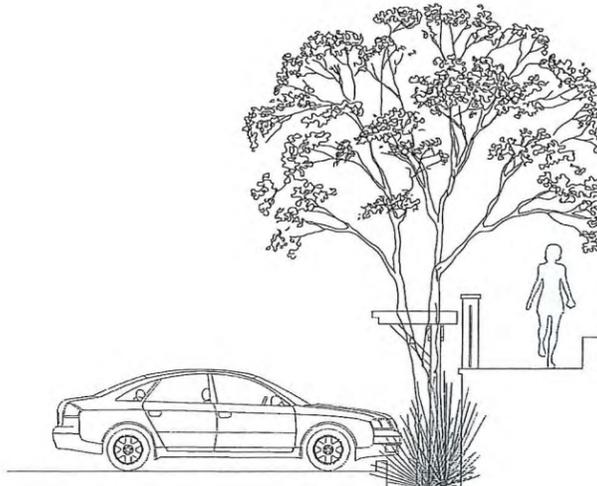
***Betula pendula***  
European White Birch

- Upright narrow tree with weeping branches and beautiful white bark
- Needs supplemental water
- Will grow 20-25' tall, 8-12' wide
- Will provide an attractive transparent screen
- Individuals can be planted close together



***Gleditsia triacanthos var. inermis***  
Honey Locust

- Fast growing deciduous tree with arching branch habit
- Will grow 30-60' tall, 30-35' wide
- Thornless variety
- Can be pruned and maintained to grow canopy above walkway (This will require continued maintenance)



Commercial Development  
19366 & 19370 Sonoma HWY  
Sonoma, Ca 95476

Owner:

△	_____
△	_____
△	_____
△	_____
Revisions	Date

Landscape

Job #: \_\_\_\_\_ SON101  
Issue Date: \_\_\_\_\_ 06.09.2016  
Drawn By: \_\_\_\_\_ hf

Plant Palette

Scale: \_\_\_\_\_ nts  
Sheet: \_\_\_\_\_



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

DRHPC Agenda Item: 2

Meeting Date: 10/18/16

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**Applicant**

Sutton Suzuki Architects

**Project Location**

277 Fourth Street East

---

**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)  
Year Built: Circa 1895 (main house); circa 1900 (caretaker house)
- 

**Request**

Continued consideration of site design and architectural review of an addition to a residence located at 277 Fourth Street East.

---

**Summary**

**Background:** On January 14, 2010, the Planning Commission approved a Use Permit to allow an existing residence to be used as a caretaker house subject to architectural review of the relocation and renovation of the existing farmhouse by the Design Review Commission (DRC). On January 19, 2010, the DRC approved a proposal to remodel the existing structure (277 Fourth Street East), move it eight feet to the east of its current location, and install a new foundation, during its review the DRC found that the structure was not considered a historical resource. Future plans for the property consisted of demolishing the existing residence located on the northeast portion of the property along Fourth Street East (249 Fourth Street East) and building a new primary residence towards the rear of the property. (*Note: the future plans were not implemented*). Therefore, a caretaker house exists on the property at 249 Fourth Street East and a primary residence located at 277 Fourth Street East.

On May 17, 2016, the Design Review and Historic Preservation Commission (DRHPC) reviewed and approved site design and architectural review of a new accessory structure (barn) located at 277 Fourth Street East. On August 16, 2016, the DRHPC continued the review on an addition to a residence located at 277 Fourth Street East.

On September 8, 2016, the Planning Commission approved a Use Permit to construct a detached garage with a second floor guest suite on the property. *Note: Detached residential accessory structures developed in conjunction with an existing primary residence are exempt from architectural review by the Design Review and Historic Preservation Commission (§19.54.080.C).*

**Site Characteristics:** The project site is located on the west side of Fourth Street East directly across from the intersection of Fourth Street East and Lovall Valley Road. The parcel has an area of ±216,353.26 square feet (4.97 acre) and consists of two residences (main residence and caretaker house), a shed, and a barn/garage. Numerous trees are located on the site, including several olive trees, large oaks trees, and a tall palm tree.

**Discretionary Projects:** For projects *not* subject to discretionary review by the Planning Commission, the Design Review and Historic Preservation Commission shall be responsible for reviewing and acting upon the project site plan, building massing and elevation concepts, elevation details, materials, landscaping (including fences and walls), and lighting.

At this time the applicant is proposing to remodel the existing residence and add an additional 1,547 square feet of floor area.

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

**Front Yard Setbacks:** A 30-foot front yard setback is required for structures on A zoned parcels within the Northeast Planning Area. The proposed remodeled residence would be setback 145 feet from the front property line. The project meets this requirement.

*Rear Yard Setback:* A 30-foot rear yard setback is required in the A zone. The proposed remodeled residence would be setback 375 feet from the rear property line. The project meets this requirement.

*Side Yard Setback:* A 30-foot side yard setback is required for two-story construction in the A zone. The remodeled residence would be setback 154 feet from the north property line and 140 feet from the south property line. The project meets this requirement.

*Coverage:* The maximum coverage in the A zone is 10%. The project would result in lot coverage of  $\pm 4\%$ . The project meets this requirement. Pursuant to the Development Code, porches and detached garages (up to 400 square feet) are excluded from coverage calculations.

*Floor Area Ratio (FAR):* The maximum FAR in the A zone is 0.05. The project would result in a FAR of 0.034. The project meets this requirement. Pursuant to the Development Code, porches, second units, and detached garages (up to 400 square feet) are excluded from FAR calculations.

*Building Height:* The maximum building height within the A zone is 35 feet. The remodeled residence would have a maximum height of  $\pm 21$  feet. The project meets this requirement.

*Garage Setback:* In the A zone, garages shall be setback 30 feet from the front of the primary structure (§19.20.020). The existing garage (north of the proposed remodeled residence) is setback 75 feet from the front of the residence. The project meets this requirement.

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

*Design Review:* Alterations to existing structures that increase the floor area by 10% or 200 square-feet, whichever is greater located within the Historic Overlay Zone are subject to architectural review in order to assure that the new construction complies with the following: (1) the required standards, design guidelines, and ordinances of the city; (2) minimize potential adverse effects on surrounding properties and the environment; (3) implement General Plan policies regarding community design; and, (4) promote the general health, safety, welfare, and economy of the residents of the City. (§19.54.080.A).

*Factors to be considered:* In the course of Site Design and Architectural Review, the consideration of the review authority shall include the following factors:

1. The historical significance, if any, of the site or buildings or other features on the site;  
The structure was built circa 1890; however, the property is not listed on the local Historic Resources Survey, the State Register, or the National Register. A historical evaluation of the property was completed for the property in September, 2015. The historic 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 Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California).
2. Environmental features on or adjacent to the site;  
Staff is not aware of any environmental features on or adjacent to the site.
3. The context of uses and architecture established by adjacent development;  
The adjacent properties to the north and east are developed with single family residences. The properties to the west and south are used for agriculture uses.
4. The location, design, site plan configuration, and effect of the proposed development.  
The location, design, site plan configuration, and effect of the new residence are compatible with surrounding uses.

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

**Building Elevations & Exterior Materials:**

The applicant is proposing to remodel the existing residence (located at 277 Fourth Street East) with an additional 1,547 square feet of floor area. The attached project narrative indicates that the single story structure is proposed to be finished

with integral-color exterior plaster, wood timbers, and it is suggestive of the area's mission-era structures. The veranda (both covered and uncovered) is being expanded as well, to offer a generous outdoor living area. In addition, a Certain Teed Landmark Premium composite shingle roof, country grey in color, is proposed with a cortex steel cupola (see attached manufacturer specification sheets). In addition, JADA steel doors and windows are proposed throughout (see attached manufacturer specification sheet). The exterior wood doors on the north elevation are proposed to be custom made to match the wood on the existing barn.

**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 September 2015, the property owner commissioned Brunzell Historical 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 Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California). 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).

**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. It meets all relevant requirements associated with residential development in the Agricultural zone, including limits on height, setbacks, Floor Area Ratio, and lot coverage.
2. *On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.*  
In staff's view, the proposal is compatible in scale and treatment with the existing, older development, and maintains the overall historic character and integrity of the community.
3. *The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.*  
The project proposes a remodeled residential structure, which is compatible with adjacent development and consistent with height and setback requirements.
4. *The project will not impair the historic character of its surroundings;*  
It is staff's view that 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;*  
A historical evaluation of the property was completed for the property in September, 2015. The historic 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 Historical Evaluation of

the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California).

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

In staff's view, the project complies with SMC 19.42 in that the project is consistent with the Guidelines for infill development in that the project meets the setback requirements and architectural considerations.

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.

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

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### Commission Discussion

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### 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. Zoning Information
3. Pictures of existing structures
4. Proposed materials
5. Historical Evaluation of the buildings at 249-277 Fourth Street East in Sonoma, Sonoma County, California.
6. Roofing manufacture specification sheet
7. Door and window manufacture specification sheet
8. Stucco finish manufacturer specification sheet
9. Site Plan

10. Existing Site Survey
11. Building Elevations and Floor Plan

cc: Sutton Suzuki Architects  
39 Forrest Street, Suite 101  
Mill Valley, CA 94941

Sealey Mission Vineyard  
135 San Carlos Avenue  
Sausalito, CA 94965-2038

Richard and Mary Ann Cuneo  
P.O. Box AA  
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLPH Historic Survey, via email

Mary Martinez, via will call at City Hall

**SEALEY MISSION VINEYARD HOUSE REMODEL AND EXPANSION**

277 Fourth Street East

Project Narrative

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The subject property is a 216,353.26 sq/ft (4.97 acre) parcel located on the west side of Fourth Street East (near the intersection of Lovall Valley Road and Fourth Street East). The property is currently developed with two small single family homes, a small shed, and a two-story detached garage, with a large portion of the property a historical vineyard. In May a proposed "Long Barn" was approved by the Design Review and Historic Preservation Commission.

Although located in the Historical Overlay zone, per the attached Historical Evaluation and DPR, the buildings on this property are not significantly associated with Sonoma's history or with persons important to Sonoma's history, and are not architecturally significant. In addition, numerous alterations in recent decades have compromised the integrity of both historic-period residences. (The attached report includes photos of the existing structures.) However, the approach on this project has been to be quietly respectful of the historical nature of the area.

This 5 acre parcel is surrounded on 2 sides by similar sized parcels, by the bike path and Sebastiani Winery on the 3<sup>rd</sup> side, and a fairly dense more contemporary subdivision on the street side, so context is perhaps not as clear cut as in other neighborhoods.

**Remodel and Addition:** The existing small residence of 1,018 square feet is proposed to be remodeled, with an addition of 1,547 square feet. A single-story structure of integral-color exterior plaster with wood timbers, it is suggestive of the area's mission-era structures. The veranda – both covered and uncovered – is being expanded as well, to offer generous outdoor living area.

Numerous trees - olives and oaks - screen the house from the bike path as well as adjacent properties. Likewise the home is not visible from the street.

The existing house was relocated and substantially rebuilt by the previous owner but has a wonderful relationship to the site and the proposed expansion of the house enhances that. An expanded covered veranda faces in the general direction of the vineyards – and the bike path beyond that – very much like the existing.

The proposed redesign of the home was undertaken to be compatible with the general feeling of the greater neighborhood and not call attention to itself. While the small home is being increased to provide more living space for the owners, it remains a single story,

no taller than the existing home. It will be primarily of two materials. The bulk of the single story home will be integral color stucco – a material that is common in the historic areas of Sonoma. Abundant use of dark wood trim is reminiscent of other historical buildings in the area, while also relating to the existing garage structure, which while not historical, has a certain comfortable agricultural feeling to it.

The French doors and windows will be dark painted steel windows, which are often found on historical structures. The single windows are set deep into the thick walls with exposed wood lintels and sills, and others are grouped together and trimmed with wood. The main entry door and “back” door will be custom built in a wood to match the wood trim (and adjacent garage).

The roof is proposed to be variegated warm brownish standard asphalt shingles. In general the home is intended to be a quiet neighbor, to not call attention to itself.

The structures are connected by gravel paths and driveways, and patios. Although the vineyard takes up a good portion of the property, there are numerous trees: about 2 dozen or more live oaks are primarily on the north edge and western end of the property. This project does involve the removal of one Live Oak which is located between the existing detached garage and the proposed house expansion. See the attached photo of the tree. There are also assorted other trees and numerous olive trees (1 that will be relocated on site) that all serve to screen the structures and provide privacy for the residents.

The total project will remain well below both the allowable Site Coverage and Floor Area Ratio per the attached Zoning Chart.

RECEIVED

AUG 03 2016

Sealey Mission Vineyard Main House Remodel and Expansion  
277 Fourth Street East

CITY OF SONOMA

Revised 8.1.16

ZONING: A-H					
DESCRIPTION	CODE	EXISTING	PROPOSED		
LOT AREA		216,353.26 SF			
FLOOR AREA	10,634 sf	4,649 sf	7,027		
FAR	0.05	0.02	0.03		
SITE COVERAGE	21,267 sf	4,768 sf		7,308	
SITE COVERAGE RATIO	10%	2.15%		3.37%	
<b>Floor Area and Site Coverage Breakdown</b>			FLOOR AREA	SITE COVERAGE	
Existing Caretaker's Residence	850/1,105 sf	902 sf	902 sf	902 sf	
Existing Shed		126 sf	126 sf	126 sf	
Main Residence: Remodeled & Expanded					
· Main Floor		1,018 sf	2,565	2,565	
· Covered Veranda and porch		588 sf	1,300	1,300	
Existing Detached Garage and Studio					
· Garage	1000/1,300sf	852 sf	852 sf	852 sf	
· Studio Above		561 sf	561 sf		
· Balcony		42 sf		42 sf	
Recently Approved Detached Barn					
· Garage, Storage, Workspace	1000/1,300sf	1,121 sf	1,121 sf	1,121 sf	
· Equipment Carport		400 sf		400 sf	
Deduct first 400 sf of detached garage		-400	-400		
<b>HEIGHT</b>					
· Main Residence		30'		21'	
· Existing Caretaker's Residence			19'		
· Existing Detached Garage			21'		
· Approved Detached Barn		15'		15'	
<b>SETBACKS</b>					
		FRONT	NORTH	SOUTH	REAR
	<b>CODE</b>	30'	30'	30'	30'
· Main Residence	PROPOSED	145'	142'	140'	363'
· Existing Caretaker's Residence	EXISTING	5'	3'	296'	592'
· Existing Detached Garage	EXISTING	218'	121'	192'	368'
· Approved Detached Barn	EXISTING	446'	60'	248'	76'

SEALEY MISSION VINEYARD  
277 4<sup>th</sup> Street East

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Composition shingle roof: CertainTeed Landmark Series

Steel Exterior Doors and Windows: JADA

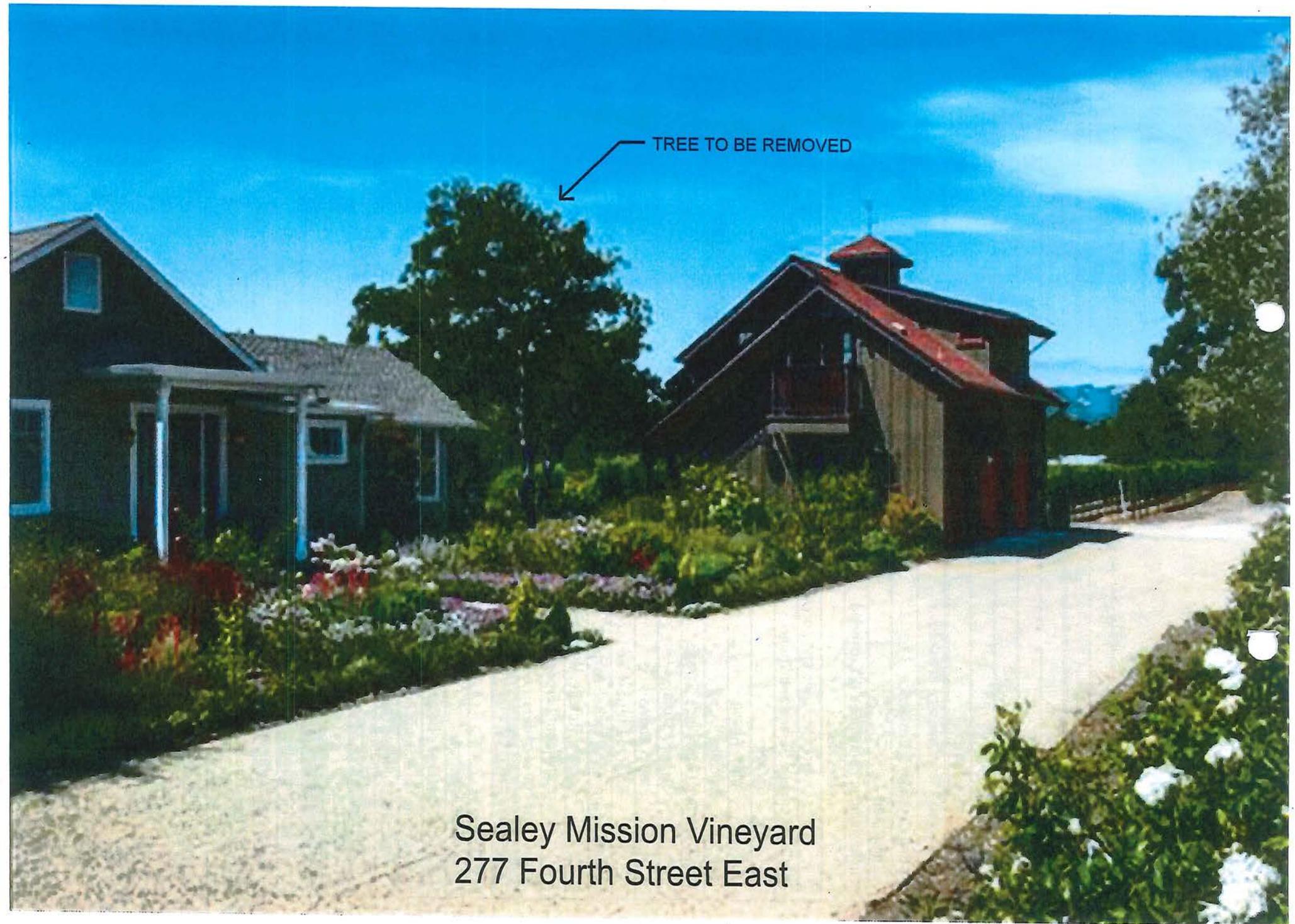
Integral Color Stucco: LaHabra

Stained wood siding and Trim: to match existing garage

Wood doors: Custom, stained to match existing garage

TREE TO BE REMOVED

Sealey Mission Vineyard  
277 Fourth Street East



AUG 6 2 198



EXISTING GARAGE WITH STUDIO ABOVE

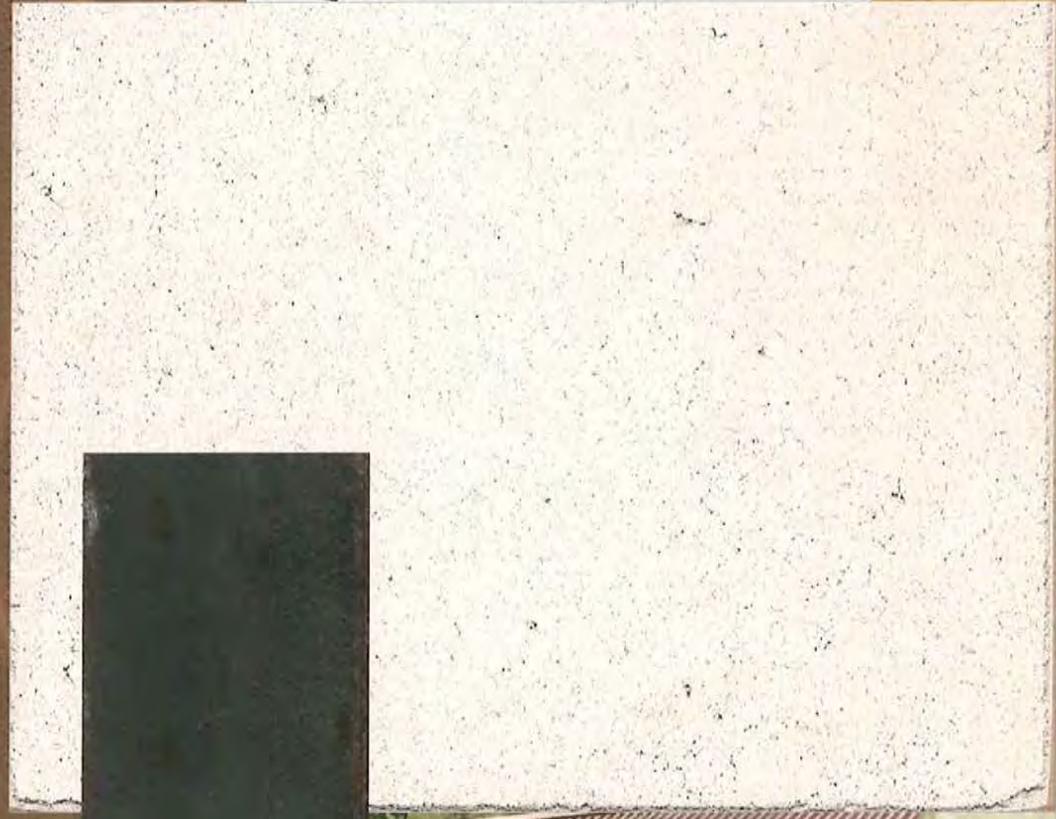
Wood Stain



Stone Veneer



Integral Colored Stucco



Natural Steel



Metal Roof



Composite Shingles

# Sealey Residence

277 4th Street East - Sonoma CA.

A.P.N: 018-141-004

## Proposed Materials

25 March 2016



SUTTON  
SUZUKI

Architects  
39 Forrest Street  
Mill Valley  
CA 94941  
Fax 303 3130

RECEIVED

AUG 26 2016

CITY OF SONOMA



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August 23, 2016

Elizabeth Suzuki  
Sutton Suzuki Architects  
39 Forrest Street, Suite 101  
Mill Valley, California 94941

Subject: Historical Evaluation of the buildings at 249 – 277 Fourth Street East in Sonoma, Sonoma County, California.

Dear Elizabeth,

The letter report that follows, along with the DPR 523 form attached, comprise the evaluation of the property at 249 – 277 Fourth Street East in Sonoma, as required by the City of Sonoma Planning Department.

### **Methodology**

Kara Brunzell conducted a site visit on 2 September 2015. The site visit included collecting photographs of all elevations of the two houses, the parcel, and the neighborhood setting. I conducted a record search of the subject property at the Northwest Information Center (NWIC), located at California State University, Sonoma, deed research at the Sonoma County Recorder's office, and online research at ancestry.com and other websites. In addition, I conducted research through the Sonoma League of Historic Preservation and the Depot Museum of Sonoma. In August of 2016, I updated the DPR 523 forms and this letter report in response to comments and questions from the City of Sonoma's Design Review and Historic Preservation Commission and at the request of the City of Sonoma's Planning Division. On 18 August 2016, I contacted two board members of the Sonoma League for Historic Preservation to discover whether the organization had the collection of photographs taken before 277 Fourth Street East was altered in 2010. By 23 August 2016, the League had not responded to my inquiry (though at least one board member acknowledged receipt of my email.) Because photographs of the original house did not become available during the limited time available to update this report, I have attached architect's drawings that include as-built elevations from 2009.

### **Summary of Findings**

The record search at the NWIC did not reveal any previous surveys of the parcel, nor were previous studies found in the archives of the local historical organizations. Although it does not appear to have been previously evaluated, the property is located in the City of Sonoma's Historic Zone, where potential projects trigger a requirement for historical evaluation according to current regulations.

Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). Since the property is located within the City of Sonoma, CRHR eligibility evaluation will be completed per Sonoma Municipal Code Chapter 19.42. The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

### **National Register of Historic Places**

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;

- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

### **California Register of Historical Resources**

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

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

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

### **Evaluation**

Criterion A/1: 249 – 277 Fourth Street East is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although the parcel was part of Sonoma's first vineyard, which was established by the Sonoma Mission priests in 1825, none of the extant buildings on the property date from its period of use as a vineyard by the Mission. If the vineyard had been in continuous use as such since the Mission era it may have been significant as a historic landscape, however, there is no evidence of grape-growing on the parcel between 1900 and 1980. The two dwellings on the property appear to have been constructed by the Brown family around the turn of the twentieth century. Research has not revealed any historical events associated with the property's Brown Ranch era. Therefore, the property is not significantly associated with this important local context and the buildings and vineyards are not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A.

Criterion B/2: 249 – 277 Fourth Street East is not associated with the lives of persons important to local, state, or national history. The Brown family, who appear to have built both houses, were not significant enough to Sonoma history to rise to the level required for historic eligibility. Samuele and August Sebastiani were both important to Sonoma history, but are not significantly associated with either house on the property despite their ownership of the parcel. Therefore the house is not eligible to the NRHP, CRHR, or City of Sonoma Register under Criterion B/2.

Criterion C/3: 249 – 277 Fourth Street East is not significant under Criterion 3 for its architecture. The two historic-period houses appear to have originally been common examples of late nineteenth- and early twentieth-century Folk Houses. However, both have been so heavily altered over the years that the details of their original construction have been obscured. Therefore the houses do not rise to the level of significance required for listing on the NHRP, CRHR, or the City of Sonoma historic register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 249 – 277 Fourth Street East does not appear to be a principal source of important information in this regard.

The property is not significant under any of the NRHP or CRHR criteria for historic listing, and therefore the buildings on it do not qualify as historic resources.

### **Integrity**

Both significance and integrity are required for historical listing. Normally, historical evaluations do not assess integrity when research into a property's history reveals no historical or architectural significance. However, because the City of Sonoma Design Review Commission has raised questions regarding the significance of one of the buildings on the property, I have provided the follow integrity assessment in order to provide clarity regarding the property's potential historic eligibility.

Although extensive research into the history of the property did not uncover any significant historical associations (and therefore integrity is irrelevant), it is possible that a future researcher could discover new facts that would associate the dwellings on the property with an important historic context. If such significant historical associations were documented, the houses would need to retain integrity to be eligible for historic listing. Integrity is defined as the ability of a property to convey its significance. The authenticity of a property's historic identity must be evidenced by physical characteristics that existed during the property's historic period. Loss of integrity, if sufficiently great, overwhelms significance and renders a property ineligible for historic listing. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

The extreme nature of the 2010 modifications to 277 Fourth Street East destroyed or compromised almost all of the seven aspects of the building's historic integrity. The house was moved, therefore does not retain integrity of location. Removal of the original front porch, addition of the large rear porch, relocation of the front entrance, and alteration of the fenestration pattern are among the most serious of the extensive modifications that in aggregate utterly destroyed the building's integrity of design. Due to the replacement of original wood sash windows, replacement of original doors, and replacement of portions of the siding, integrity of materials and workmanship have been lost. Loss of integrity of location, design, setting and materials have resulted in loss of the more intangible aspects of integrity, feeling and association. Although the setting has been altered slightly over the years by alterations in agricultural uses and plantings around the house, the property remains rural and therefore has retained integrity of setting. A property must retain a majority of the seven aspects of integrity to retain overall integrity: an unaltered setting is not sufficient to convey a property's historic identity. The house is no longer a recognizable example of a nineteenth century farmhouse, and therefore does not retain integrity.

The architectural history of 249 Fourth Street East is obscure. All that is known about this dwelling is that appears to have been constructed around the turn of the twentieth century and heavily altered several times after 1960. Modifications including the carport addition, stucco cladding, and Storybook Ranch-style details have obscured its original style and form and resulted in a loss of integrity of design, materials, workmanship, feeling and association. It retains integrity of location and setting, but these are not sufficient to convey its historic identity. Therefore the house does not retain historic integrity.

### **Planning Commission and Sonoma Design Review & Historic Preservation Commission**

When Mark and Marylinda Eichstaedt acquired the property in 2009, they immediately began planning an extensive program of demolition and rebuilding. At that time, the City of Sonoma did not require historic evaluation for properties that had not been previously identified as historic, and no evaluation was undertaken to determine the historic or architectural significance of the property. Although it is impossible to fully evaluate the architectural significance that may have existed previously after a building has been altered, 277 Fourth Street East appears to have been a good example of a vernacular nineteenth-century farmhouse that retained its historic integrity.

A City of Sonoma Planning Commission Staff Report from January 2010 discusses the Eichstaedt's application to allow the residence to be used as a caretaker house. The brief document describes the project as including a "remodel" that would move the house eight feet to the east, demolition of the existing barn, and construction of a new Garage/barn. The Staff report goes on to discuss setbacks, parking, height, and other community planning issues. The Staff Report lists the property as being located in the Historic Overlay zone, but otherwise makes no mention of potential historic status. Staff frames the project as an enhancement of the existing farmhouse, and recommends approval.<sup>1</sup>

On 14 January 2010, the project was reviewed by the City of Sonoma Planning Commission. The applicants stated their intention to remove oak and palm trees and to rebuild the Garage/barn on the footprint of the original barn. Minutes recorded indicate that parking and lot size were the issues discussed, and that Commissioner Roberson expressed approval for the chosen style. The application was unanimously approved.<sup>2</sup>

On 19 January 2010, the project was reviewed by the Design Review Commission (DRC). No mention was made at the meeting of a historic evaluation of the project, and it does not appear that such an evaluation was prepared. Although project architect Adrian Martinez "discussed historical significance" meeting minutes do not record the content of this discussion or its conclusions. The architect cited unspecified environmental benefits and a wish to retain a large oak tree as the applicants' reasons for undertaking the project. Much of the meeting appears to have been devoted to a discussion of the details of the new Garage/barn structure, with the commission supporting a historicist approach to design that emphasized recreation of the details of a typical rural agricultural building. Assertions that original materials would be preserved and that composition shingles would be "fashioned to look like wood" appear to have been dropped from the plans after approval, as a visual inspection in 2016 did not reveal such features on the new unit. (The unit was not constructed on the footprint of the original barn as discussed in the meeting) Martinez confirmed the characterization of the project as a "renovation" and Commissioner Anderson called it a "reasonable adaptation." The tone of the meeting was a general familiarity with and support for Martinez's work as being compatible with Sonoma's existing environment. Only Chairperson Cribb expressed reservations, stating that a project with this level of modification did not qualify as a renovation and that its extent was "disturbing." Commissioner McDonald stated "no issues" except a desire to review the final color scheme. A representative of the Sonoma League for Historic Preservation requested photo-documentation. The DRC approved the project 4-1, stipulating a requirement for an unspecified type of photo-documentation.<sup>3</sup>

The 2010 project cannot factually be termed a renovation. The project included numerous large and small changes, many of which were not discussed in the staff report or public meetings. The following modifications are those which most severely degraded the buildings historic integrity:

- Relocation of the house, which destroyed its integrity of location
- Replacement of original wood-sash windows with modern vinyl windows with interior muntins, which removed an important character-defining feature of the house and degraded integrity of design, workmanship, and materials
- Alteration of fenestration pattern including moving window openings, adding new window openings, and changing the size of several window openings, which damaged integrity of design
- Demolition of original full-width porch along the east elevation (originally the main façade), which destroyed one of the most important character-defining features of the house and degraded integrity of design, workmanship, and materials
- Relocation of main entryway to the north façade and removal of original panel hardwood door, which degraded integrity of design
- Removal and replacement of some or all of the original siding, which degraded integrity of design, materials, and workmanship

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<sup>1</sup> City of Sonoma Planning Commission, Staff Report, 5 January 2010, prepared by Wendy Atkins, Associate Planner.

<sup>2</sup> City of Sonoma Planning Commission, Minutes, 14 January 2010.

<sup>3</sup> City of Sonoma, Design Review Commission, Minutes, 19 January 2010.

- Replacement of original doors with modern glazed doors, which degraded integrity of design, materials, and workmanship

The above demolition destroyed so much of the original fabric of the house that it is unlikely it could have retained its ability to convey its historic character even without further alterations. However, the project also made a number of additional modifications that obscured the style and form of the original house and introduced modern materials and stylistic elements incompatible with a historic building.

- Addition of a wide new covered deck to three elevations at the rear of the house (partially on the footprint of the former utility room, which was demolished). Although the utility room was probably a mid-twentieth century addition and was not an important character-defining feature of the house, the design of the new deck is incompatible with a historic house. The deck is over half the square footage of the small house, and therefore out of proportion with the type of porches or verandas used on nineteenth century farmhouses. In addition, it has a very low-pitch roof and steps that run continuously around two elevations. These elements clearly mark the deck as a contemporary addition.
- Addition of small projecting volumes at east, west, and north elevations including addition of a projecting very low-pitch-roofed entry porch. These small additions disrupt the simple massing and form of the original vernacular farmhouse. Their roof forms stylistic details mark them as contemporary additions incompatible with a nineteenth-century farmhouse
- Installation of modern vinyl windows that lack the dimensionality and natural materials required for compatibility with a nineteenth-century farmhouse. Their sizes and proportions (which vary widely) do not match the proportions of the original house. Although do not closely resemble windows from any historic architectural era, they use interior muntins to reference 2- 3- or 4-over-1 multiple light windows that approximate those found on Craftsman houses rather than on nineteenth-century farmhouses.
- Details like the decorative bases on the porch supports and sidelights adjacent to the front door are also incompatible with the original farmhouse design

### **Recommendations**

Although the property itself has a connection to Sonoma's history as a winegrowing area, there is no significant association between the vineyard or buildings on the parcel and this period in Sonoma history. 277 Fourth Street East, in its original form, may have been an architecturally significant example of a rural Folk or Vernacular house. As discussed above and demonstrated in the attached DPR 523 forms, however, the original farmhouse was for all practical purposes demolished in 2010, and the original barn was destroyed at the same time. Therefore, the buildings lack integrity, so would not qualify as historic resources even if further research uncovered new associations to the Mission era or another important local historic context. The property owners may want to document that history for their own interest, but no preservation or mitigation of buildings or vineyards for their historic associations is required under CEQA or City of Sonoma Municipal code.

### **Preparer's Qualifications**

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

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

Sincerely,

A handwritten signature in cursive script that reads "Kara L. Brunzell".

Kara Brunzell, M.A.  
Brunzell Historical

Attachments: DPR 523 forms, 249 – 277 Fourth Street East  
As-built and Renovation Drawings, Adrian Martinez, 24 December 2009

<b>State of California – The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
-------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------

\*Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East, Sonoma

mP1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Sonoma

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

\*b. USGS 7.5' Quad Sonoma Date T; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 249 – 277 Fourth Street East City Sonoma Zip 94576

d. UTM: (give more than one for large and/or linear resources) Zone 10S; 562471.78 mE/ 4238814.39 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 018-181-004

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 The nearly five-acre agricultural property is located across the street from Sebastiani Winery roughly two blocks east of the Sonoma Plaza. It is west of Fourth Street East and north of the Sonoma Bike Path. There are three buildings on the parcel: two residences and a barn/garage. 277 Fourth Street East is set well back from the road along a gravel drive that divides the southern two-thirds of the parcel from the northern third. The Garage/barn is northwest of the house, and the 249 Fourth Street East is located at the northeast corner of the parcel adjacent to the street. The southern part of the property is mostly planted to grapevines, while its northern edge has gardens connected by curving gravel paths. The property slopes upward at its northern edge, which becomes rocky near the parcel line. Mature trees are planted along the driveway and property lines and clustered around the buildings. There are several olive and large shade trees, as well as a large oak and a tall palm near 277 Fourth Street East. The house has an L-shaped plan and moderately-pitched cross-gabled roof. Its open eaves feature a moderate overhang. The front- and rear-facing gables on the main volume of the house have louvered vents. The side-gabled section to the west has a lower roof ridge. Fenestration consists of vinyl replacement windows in a variety of sizes with decorative interior muntins. Cladding is wood "drop" siding, and the building rests on a concrete foundation. The entrance on the main (north) elevation of the house and is sheltered by a projecting, flat-roofed entry porch supported by square posts. It is fitted with a partially glazed wood paneled door which is flanked by sidelights and is accessed via a low set of concrete steps (continued p. 3).

**\*P3b. Resource Attributes:** (List attributes and codes) HP2: single-family property

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)  
Photograph 1: North and east elevations of Caretaker house, camera facing east, photograph taken September 2, 2015.

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1895/1900, County of Sonoma

**\*P7. Owner and Address:**  
Peter and Elizabeth Sealey  
135 San Carlos  
Sausalito CA 94965

**\*P8. Recorded by:** (Name, affiliation, address)  
Kara Brunzell, Brunzell Historical  
1613 B Street  
Napa, California 94559

**\*P9. Date Recorded:** September 2, 2015

**\*P10. Survey Type:** (Describe) Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

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

\*Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East, Sonoma

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Dwelling B4. Present Use: Dwelling

\*B5. Architectural Style: Folk House, National Era, (gable-front-and-wing and hall-and-parlor types)

\*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, 277 Fourth Street East, c1895;  
Original construction, 249 Fourth Street East, c1900

Addition of decorative trim, stucco cladding, carport, and vinyl replacement windows to 249 Fourth Street East, after 1990

Reconstruction of 277 Fourth Street East including relocation, porch removal, entryway relocation, window and door replacement, addition of projecting volumes, addition of rear deck, 2010

Construction of Garage/barn, 2010

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme n/a Area City of Sonoma

Period of Significance n/a Property Type Dwelling Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property with its two dwellings and Garage/barn, which is located within the City of Sonoma's historic overlay zone, does not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the City of Sonoma requirements for historic listing. The buildings are not significantly associated with Sonoma's history or with persons important to Sonoma's history, and are not architecturally significant. In addition, numerous alterations in recent decades have compromised the integrity of both historic-period buildings (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

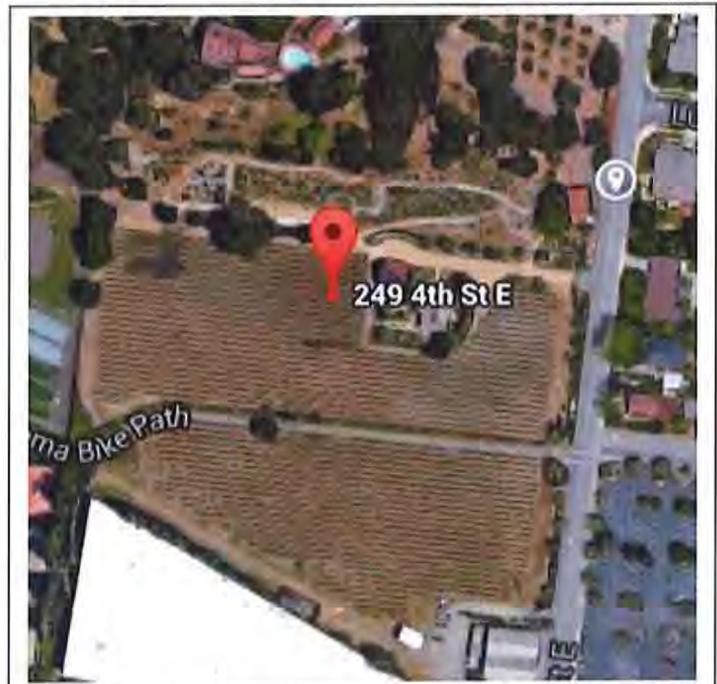
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: September 2, 2015

(This space reserved for official comments.)



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\*Recorded by Kara Brunzell

\*Date: September 2, 2015  Continuation  Update

**\*P3a. Description (continued):**

There is a small projecting volume adjacent to the entry porch under its own shed roof. There is a brick chimney on the east elevation which pierces the eastern slope of the roof. A small projecting volume toward the rear of the elevation houses a water heater.

The south and west elevations have a deck that wraps around the rear of the house. Like the small front porch, it has a nearly flat roof supported by square posts. It has entrances facing both south and west which are fitted with double doors glazed with large single panes. There is a set of wooden steps at the south end of the main volume of the house, and a second wide L-shaped set of wooden steps that wraps around the west and south. The west gable end has a small projecting volume with a flat roof.

The nearby Garage/barn is rectangular in plan and has a gabled main roof with a hipped vented monitor at its center and a large shed dormer on its north elevation. Clad in board-and-batten, it has vinyl windows with applied exterior muntins. Constructed in 2010, it is a contemporary building designed to fit in with its historic rural environment.

249 Fourth Street East has a rectangular plan and asymmetrical side-gabled roof with louvered vents at the gable ends. Narrowly overhanging eaves are unboxed with decorative scalloped bargeboards. Fenestration is a combination of vinyl replacement and wood sash windows. The building is clad in stucco and rests on a concrete foundation. The main entrance on the north elevation is sheltered by a shed-roofed entry porch supported by simple square posts and is at grade. The door is surrounded by decorative scalloped trim similar to the bargeboards. The elevation lacks windows. The east elevation, which faces the street, has a shed roof projecting from the wall beneath the main roof. A picture window near the north end of the elevation is grouped between two narrower single-hung windows. A wide window at the south corner is fitted with a vinyl sash with interior muntins. A similar window abuts it around the corner on the south elevation. A shed-roofed carport projects from the south elevation, and shelters a secondary entrance. There is a small enclosed volume at the rear of the carport. The west elevation has several fixed wood sash, double-hung wood sash, and fixed vinyl windows. Much of the west elevation is not visible due to a five-foot privacy fence as well as stored equipment and other fencing.

**B10. Significance (continued):**

Historic Context

In 1823, Father Jose Altimira led a Mexican expedition into Sonoma County in search of a mission site. After examining several areas, Altimira chose the present-day City of Sonoma as the site for the mission, based on climate and abundant natural resources. The Mexican government, in addition to converting Indians to Catholicism, needed an outpost in Sonoma County to deter Russian expansion in the area. By the end of 1824, the San Francisco Solano de Sonoma mission had baptized 693 neophytes. The Sonoma mission was the last to be founded in California, and the only mission established after Mexico's independence from Spain.<sup>1</sup>

In 1834, the Mexican government secularized the entire mission system. The government orders stated that the Missions themselves should become regular parish churches, while the ranchos surrounding them were to be split up into subsistence plots for the Indian neophytes. In 1835, General Mariano Guadalupe Vallejo was sent to the area to protect the mission and carry out the secularization orders. Vallejo personally laid out the town of Sonoma the same year. He arranged the village according to the classic Mexican town plan, with streets leading to the central plaza that is still at the heart of Downtown Sonoma. The new town became the Mexican government's military headquarters for the region. The Mexican government distributed lots in the new town and granted large chunks of land adjoining the town, mostly to Vallejo's supporters and relatives. Vallejo himself received a vast land grant, Rancho Petaluma, which consisted of 75,000 acres that stretched from Sonoma Creek to Petaluma Creek.<sup>2</sup>

After a transitional period of military rule, the Gold Rush in 1849 brought tens of thousands of American citizens to California, expediting California statehood. Sonoma was incorporated as a city and as the county seat in 1850, shortly after California achieved statehood. The town's regional political importance was already on the wane, however, and in 1854 the rival town of Santa Rosa usurped the county seat from Sonoma.<sup>3</sup>

Sonoma remained a small village that served the surrounding agricultural area, (which was devoted to wine grapes, fruit trees, stock ranches and various other crops,) for nearly a century after Vallejo laid out its large street grid. By the first decades of the twentieth

<sup>1</sup> Robert M. Lynch, *The Sonoma Valley Story: Pages Through the Ages*, The Sonoma Index-Tribune, Sonoma, California: 1997, p. 7; Lewis Publishing Company, *An Illustrated History of Sonoma County*. The Lewis Publishing Company: 1889, p. 23 & 27; J.P. Munro-Fraser, *History of Sonoma County, California*. Allen, Bowen & Company Publishers, San Francisco: 1880, p. 42 – 43.

<sup>2</sup> Lynch, p. 10 & 64; Celeste G. Murphy, *The Story of Sonoma*. W.L. & C.G. Murphy, Sonoma, California: 1937, p. 26 & 30; Munro-Fraser, p. 46.

<sup>3</sup> Munro-Fraser, p. 448; Lynch, p. 52 & 72.

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\*Recorded by Kara Brunzell

\*Date: September 2, 2015  Continuation  Update

century, Sonoma had also become a tourist destination, spurred by nationwide promotional campaigns mounted by railroads and California boosters. Local resorts, many of them hot springs in the European mode, thrived until World War I disrupted their trade.<sup>4</sup>

In 1919, Prohibition brought an era of hard times to wine country, when federal agents shuttered most wineries. Despite the difficulties Prohibition created for agriculture, however, Sonoma constructed a new high school on Broadway in 1923. The Depression brought new economic privation less than a decade later. The sale of wine was once again legal, but the economic climate made it difficult to develop markets for the product. The California wine business did not truly recover from its prohibition setbacks until well after World War II.<sup>5</sup>

Sonomans participated in World War II by serving in the armed forces as well as through typical support activities like blood drives, "home guard" patrols, and scrap metal collection. However, as a rural town the area did not experience the rapid population growth and other changes experienced by locales which absorbed an influx of defense workers. After the war ended, however, Sonoma was poised for change as the California wine business consolidated its markets. Prosperity and improved transportation infrastructure brought Sonoma much closer to the Bay Area, and encouraged both more visitors and transplants to the area. By 1960, Sonoma's days as a sleepy backwater were coming to an end. The 1960s and 1970s were an era of explosive growth in Sonoma's built environment, and by 1978, Sonoma had annexed 44 additions. The population had grown from 3,023 residents in 1960 to over 40,000 in 1980. As neighborhoods that had been partially rural were built out, wineries and other agriculture moved out into the nearby Valley of the Moon. Increased population allowed for business growth during this era, especially the wine business, which doubled in size.<sup>6</sup>

#### Property History

The roughly five-acre parcel that would eventually become the Sealey Vineyards (as well as portions of the Sebastiani vineyards to the east) were part of the first vineyard established in Sonoma. The Franciscan priests that founded the nearby mission planted a vineyard north of Spain Street and east of the Sonoma Plaza in 1825. After the missions were secularized, Mariano Vallejo took over a portion of the vineyards. In the 1880s, the Catholic Church still owned a large portion of the vineyards, which were the last remnant of the once-expansive mission holdings. In 1890, Patrick William Riordan, the Archbishop of San Francisco, deeded a right of way to the San Francisco and North Pacific Railway Company for a railway line. Four years later, Riordan sold a portion of the mission vineyards to Thomas Brown.<sup>7</sup>

<sup>4</sup> Lynch, p. 136, 132 – 133.

<sup>5</sup> Lynch, p. 173, 186; Valerie Sherer Mathes and Diane Moll Smith, *Images of America: Sonoma Valley*. Arcadia Publishing, San Francisco.

<sup>6</sup> Lynch, p. 225, 228, & 233.

<sup>7</sup> Robert S. Smile, *The Sonoma Mission, San Francisco Solano de Sonoma: The Founding, Ruin and Restoration of California's 21st Mission*, Valley Publishers, Fresno, California: 1975, p.119; Deeds on file at Sonoma County Recorder's Office.

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\*Recorded by Kara Brunzell \*Date: September 2, 2015  Continuation  Update

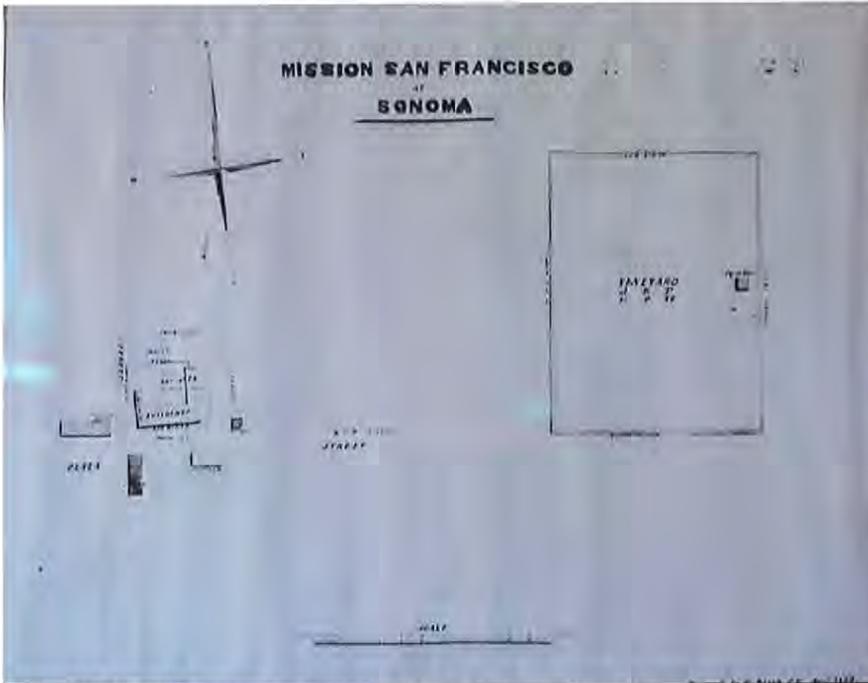


Figure 2: Map of Mission San Francisco at Sonoma showing Mission vineyard, 1854.

Thomas Brown was born in Scotland about 1846 and immigrated to the United States about 1875. He married a French-speaking Swiss woman named Valentine about 1892, and the couple had a son named Louis about 1902. The parcel was on the west side of Fourth Street East, which was then called Huichica Street after the nearby Rancho. It included acreage both north and south of the railroad tracks, and encompassed lots 249, 250, 251, 252, 257, and 258 as well as land set aside for Cooper and Turkey Streets, which were never developed. Brown was a poultry farmer and later also raised dairy cattle on the ranch. There is no evidence that Brown grew grapes or made wine. The family lived on the property from at least 1900 – 1930, although they may have moved in as soon as they acquired the parcel. The farm house near the center of the property (277 Fourth Street East) appears to have originally been a gable-front-and-wing type Folk House, and is likely to have been constructed by the Browns circa 1895. In 1922, the Browns sold the southern portion of the property to Samuele Sebastiani, who constructed a storage building adjacent to the railroad tracks. Brown retained Lots 249 and 250, which correspond to the five acres that are currently the Sealey Mission Vineyards.<sup>8</sup>

The house near the street (249 Fourth Street East) may have been constructed about the same time as 277 Fourth Street East, although research has revealed few definitive facts about the building and multiple alterations have obscured its original design. County Assessor's records give an estimated build date of 1949 for the dwelling. Aerial photographs, however, demonstrate that it was constructed prior to 1948. A building appears in its general location on USGS topographical by 1902. The house has been altered over the decades with the installation of "storybook" style decorative trim, stucco cladding, and vinyl windows, however the presence of wood-frame windows at the rear are consistent with pre-1948 construction. Careful inspection of its plan also reveals that its basic form is that of a hall-and-parlor type Folk House, a dwelling that was constructed in rural areas until about 1930. The small rectangular floor plan, shed roof projecting from the building's east elevation, and "saltbox" roof created by a side gable with shed roof rear addition are all consistent with this type of vernacular house. Therefore, it was probably constructed between 1900 and 1930 when the Browns owned the parcel.

In 1935, Samuele and Elvira Sebastiani purchased the ranch from Thomas Brown. Valentine Brown died between 1930 and 1935, so Thomas was a widower, and nearly 90 years old. Samuele Sebastiani was born in Farnetta, Italy about 1876, and immigrated to the United States at the age of twenty-one. He worked at a Sonoma winery and then as a teamster in 1902 – 1903, purchasing his own winery on Fourth Street East in 1904. Sebastiani bought the Milani winery on a handshake agreement, paying for the property after he began selling

<sup>8</sup> U.S. Census Records, Sonoma California, 1910, 1920, 1930.

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wine. By 1909, he owned the winery outright. He bought a second winery in Lodi, and branched out into real estate development after his success in the wine business. During Prohibition, he managed to stay afloat by making sacramental wine. He built the Sebastiani Theatre on the Sonoma square as well as an apartment building and a number of houses near his winery. He also began canning fruit during Prohibition. Many of these pursuits were designed to employ people during the difficult economic times caused by Prohibition and the Great Depression that followed it.<sup>9</sup>

Sebastiani married Elvira Eraldi in 1904, the year he started his winery. Elvira's parents Enrico and Mary were Italian-American, and she was born in Connecticut in 1888. The family came to Sonoma soon thereafter, where Elvira's three younger siblings were born. Her father was the proprietor of the local Lone Star Saloon, a popular gathering spot for local Italian immigrants, and Samuele met Elvira there. She would have been only sixteen when they married. Children Sabrina, Lawrence, and August were born between 1906 and 1914. The Sebastiani family lived on their winery property on the east side of First Street East by 1920. When they purchased the Brown Ranch across the street, they do not appear to have moved. Samuele Sebastiani died in 1944, and Elvira ten years later.

After Samuele Sebastiani's death, eldest son August Sebastiani (who was at that time in his early 30s) took over winery operations. August and his wife Sylvia purchased the winery from the estate, and August began making wine under the Sebastiani name. Gifted in marketing as well as an expert winemaker, the younger Sebastiani presided over a vast expansion of the winery before his death in 1980. Sebastiani descendants continued to operate Sebastiani Winery through 2007.<sup>10</sup>

About 1947, August and Sylvia Sebastiani constructed Casa Sebastiani, a large stone house on a knoll just north of the western portion of the former Brown Ranch property. The Brown Ranch had been used for pasture before the Sebastiani purchase, and it does not appear to have been immediately incorporated into the Sebastiani vineyards. By the late 1960s, there were still no grapevines on the property. Its twentieth-century use as a vineyard appears to date from the 1980s.<sup>11</sup>

In 2009, Sebastiani Vineyards sold the five-acre current parcel to Terry Noyer, Stephen M. Shaw, and Jodi Wong Shaw. At the end of that same year, Noyer and the Shaws sold the property to Mark and Marylinda Eichstaedt of Tiburon. Mark Eichstaedt graduated from Ohio State University in 1971, and then earned an MBA from Northwestern. He became a CPA in 1975 and started his own San Francisco accounting firm in 1981. Marylinda is also a CPA. After acquiring the property, the Eichstaedts immediately began planning an extensive program of redevelopment. The couple applied for permits to replace the existing barn with an ancillary dwelling they called a Garage/barn, and to use 249 First Street East as the Primary house on the property. They planned to tear down and replace 249 First Street East, but that part of the project was never completed. The Planning Commission approved the request. The Eichstaedts also undertook a major project on the house at the center of the parcel, 277 First Street East. Although presented to the Design Review Commission as a renovation, given the extensive nature of its modifications it can more accurately be termed a demolition and reconstruction. Architect Adrian Martinez designed the project. Building permits and limited available photos indicate that the project included:

- Relocation of the house eight feet east of its original location
- Addition of a wide new covered deck to three elevations at the rear of the house, partially on the footprint of the former utility room, which appears to have been a mid-twentieth century addition
- Replacement of original four-light wood-sash windows with modern vinyl windows with interior muntins
- Alteration of fenestration pattern including moving window openings, adding new window openings, and changing the size of several window openings
- Demolition of original full-width porch along the east elevation, which was originally the main façade
- Relocation of main entryway to the north façade and addition of a projecting flat-roofed entry porch
- Addition of small projecting volumes at east, west, and north elevations
- Addition of a fireplace with exterior chimney on the east elevation
- Installation of structural plywood under siding
- Removal and replacement of some or all of the original siding
- Replacement of original doors with modern glazed doors

<sup>9</sup> Gaye Lebaron, "Chapter 1: Sebastiani Tale Begins with Samuele," Santa Rosa Press Democrat, May 4, 1986; U.S. Census Records, Sonoma California, 1920.

<sup>10</sup> New York Times, "August Sebastiani is Dead at 66," February 19, 1980, p. B4, col. 4-5;

<sup>11</sup> Historic Aerials, Nationwide Environmental Title Research, <http://www.historicaerials.com/>, accessed September 21, 2015.

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The original barn was demolished as part of the same project. The current Garage/barn building (actually a guest house or ancillary dwelling with attached garage with some barn-like materials and details) northwest of the house was constructed at just to the south of the original barn. Current owners Peter and Elizabeth Sealey of Sausalito purchased the property from the Eichstaedts in 2013.<sup>12</sup>

#### Evaluation:

The NRHP and CRHR require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. Local historic register requirements are based on the state and national standards.

Criterion A/1: 249 – 277 Fourth Street East is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although the parcel was part of Sonoma's first vineyard, which was established by the Sonoma Mission priests in 1825, none of the extant buildings on the property date from its period of use as a vineyard by the Mission. If the vineyard had been in continuous use as such since the Mission era it may have been significant as a historic landscape, however, there is no evidence of grape-growing on the parcel between 1900 and 1980. The two dwellings on the property appear to have been constructed by the Brown family around the turn of the twentieth century. Research has not revealed any historical events associated with the property's Brown Ranch era. Therefore, the property is not significantly associated with this important local context and the buildings and vineyards are not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A.

Criterion B/2: 249 – 277 Fourth Street East is not associated with the lives of persons important to local, state, or national history. The Brown family, who appear to have built both houses, were not significant enough to Sonoma history to rise to the level required for historic eligibility. Samuele and August Sebastiani were both important to Sonoma history, but are not significantly associated with either house on the property despite their ownership of the parcel. Therefore the house is not eligible to the NRHP, CRHR, or City of Sonoma Register under Criterion B/2.

Criterion C/3: 249 – 277 Fourth Street East is not significant under Criterion 3 for its architecture. The two historic-period houses appear to have originally been common examples of late nineteenth- and early twentieth-century Folk Houses. However, both have been so heavily altered over the years that the details of their original construction have been obscured. Therefore the houses do not rise to the level of significance required for listing on the NHRP, CRHR, or the City of Sonoma historic register under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 249 – 277 Fourth Street East does not appear to be a principal source of important information in this regard.

Historic eligibility rests on integrity as well as significance. Although extensive research into the history of the property did not uncover any significant historical associations (and therefore integrity is irrelevant), it is possible that a future researcher could discover new facts that would associate the dwellings on the property with an important historic context. If such significant historical associations were documented, the houses would need to retain integrity to be eligible for historic listing. Integrity is defined as the ability of a property to convey its significance. The authenticity of a property's historic identity must be evidenced by physical characteristics that existed during the property's historic period. Loss of integrity, if sufficiently great, would overwhelm significance and render the property ineligible for historic listing. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

The extreme nature of the 2010 modifications to 277 Fourth Street East destroyed or compromised almost all of the seven aspects of the building's historic integrity. The house was moved, therefore does not retain integrity of location. Removal of the original front porch, addition of the large rear porch, relocation of the front entrance, and alteration of the fenestration pattern are among the most serious of the extensive modifications that in aggregate utterly destroyed the building's integrity of design. Due to the replacement of original wood sash windows, replacement of original doors, and replacement of portions of the siding, integrity of materials and workmanship have been lost. Loss of integrity of location, design, setting and materials have resulted in loss of the more intangible aspects of integrity, feeling and association. Although the setting has been altered slightly over the years by alterations in agricultural uses and plantings around the house, the property remains rural and therefore has retained integrity of setting. A property must retain a majority of the seven aspects of integrity to retain overall integrity: an unaltered setting is not sufficient to convey a property's historic identity. The Caretaker house is no longer a recognizable example of a nineteenth century farmhouse, and therefore does not retain integrity.

<sup>12</sup> Realize CPA, LLC, 2015, <http://realizecpa.com/team/>, accessed September 4, 2015; Minutes, City of Sonoma, Planning Commission, January 14, 2010.

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\*Recorded by Kara Brunzell

\*Date: September 2, 2015  Continuation  Update

As discussed above, the architectural history of 249 Fourth Street East is obscure. All that is known about this dwelling is that appears to have been constructed around the turn of the twentieth century and heavily altered several times after 1960. Modifications including the carport addition, stucco cladding, and Storybook Ranch-style details have obscured its original style and form and resulted in a loss of integrity of design, materials, workmanship, feeling and association. It retains integrity of location and setting, but these are not sufficient to convey its historic identity. Therefore the Primary house does not retain historic integrity.

The property is not significant under any of the NRHP or CRHR criteria for historic listing, and therefore the buildings on it do not qualify as historic resources.

#### Photographs:



Photograph 1: Neighborhood setting looking north on Fourth Street East, subject property left of frame, September 2, 2015.

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\*Recorded by Kara Brunzell \*Date: September 2, 2015  Continuation  Update



Photograph 2: Neighborhood setting looking south on Fourth Street East, subject property right of frame, September 2, 2015.

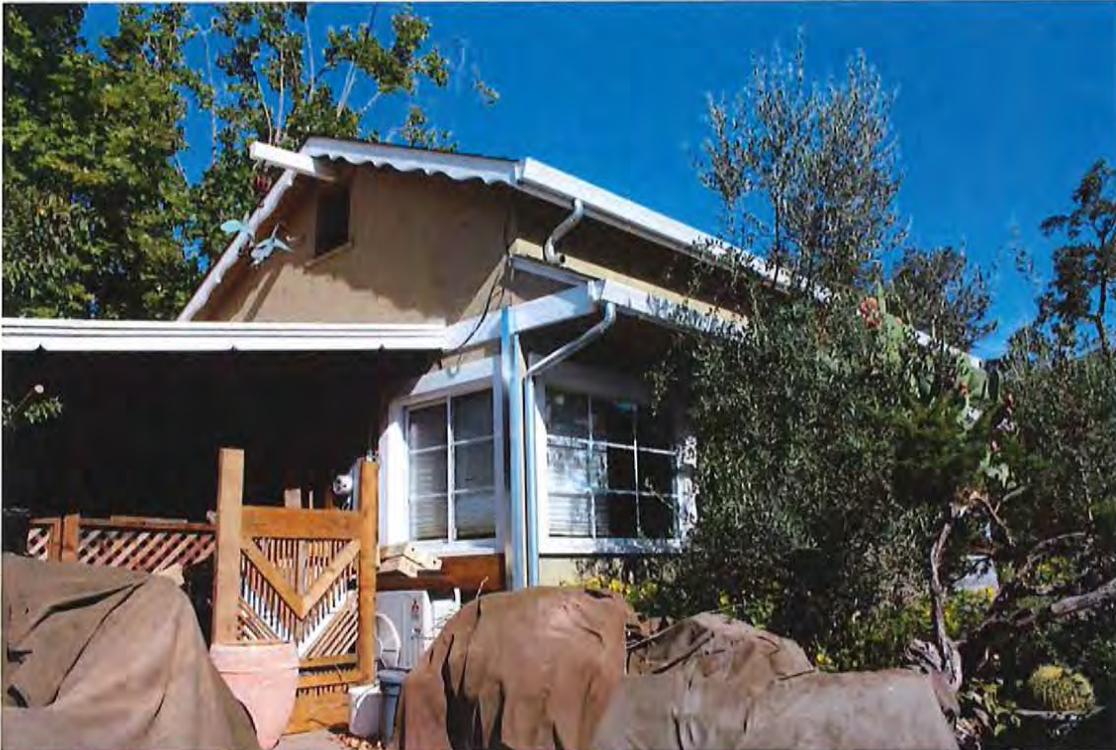


Photograph 3: North and east elevations of 249 First Street East, camera facing south, September 2, 2015.

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\*Recorded by Kara Brunzell

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Photograph 4: South and east elevations of 249 First Street East and covered patio, camera facing north, September 2, 2015.



Photograph 5: Property gardens, camera facing west, September 2, 2015.

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Photograph 6: North elevation of 277 First Street East showing main entrance, camera facing south, September 2, 2015.



Photograph 7: Back porch on south and west elevations of 277 First Street East camera facing east, September 2, 2015.

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\*Recorded by Kara Brunzell \*Date: September 2, 2015  Continuation  Update



Photograph 8: North and west elevations of 277 First Street East, camera facing south, September 2, 2015.



Photograph 9: Detail, open eaves on north elevation of 277 First Street East, camera facing south, September 2, 2015.

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\*Recorded by Kara Brunzell

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Photograph 10: Property vineyards, camera facing east, September 2, 2015.



Photograph 11: South and west elevations of garage/barn, camera facing north, September 2, 2015.

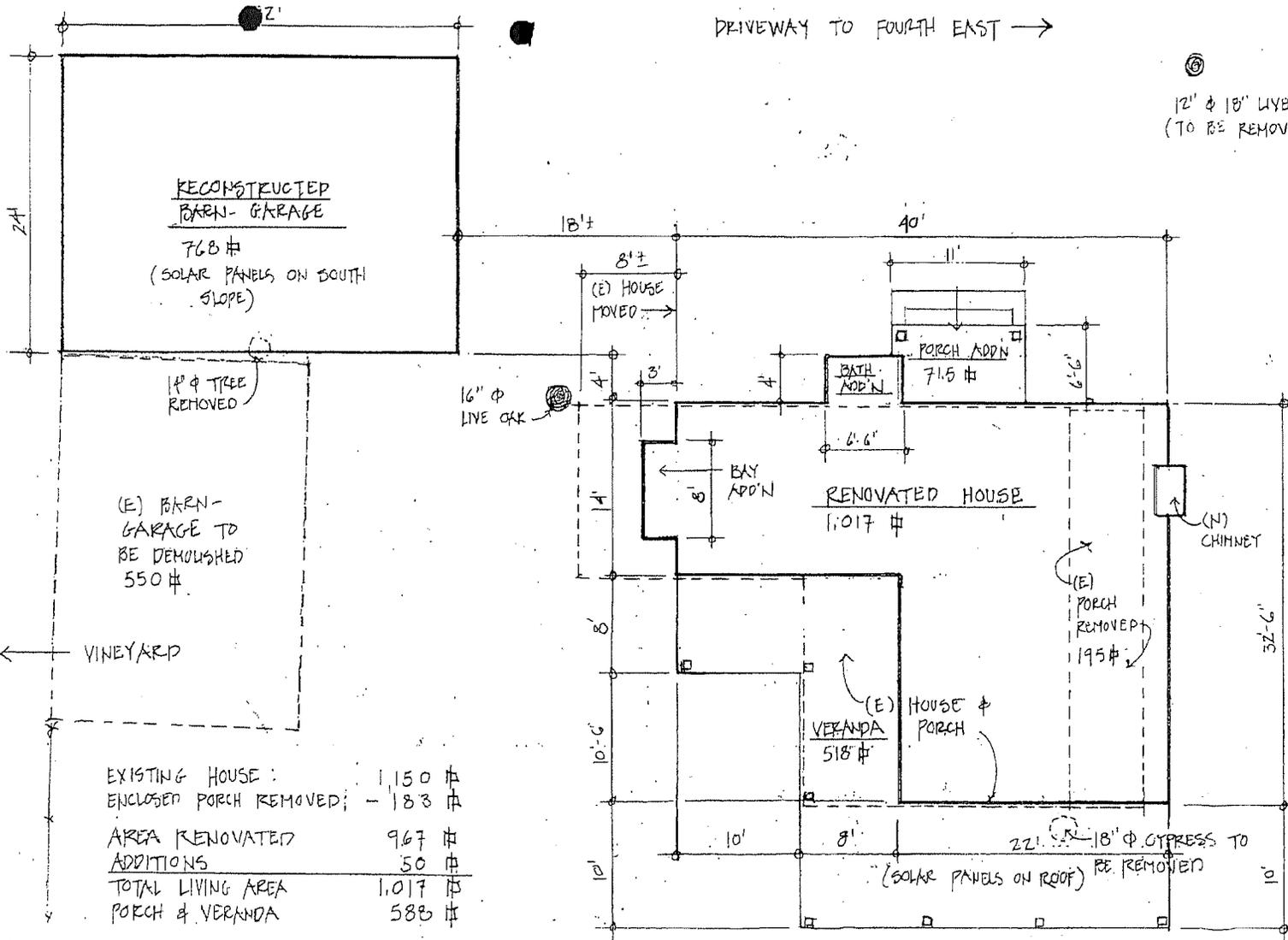
Page 14 of 14 \*Resource Name or # (Assigned by recorder) 249 – 277 Fourth Street East

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\*Date: September 2, 2015  Continuation  Update



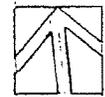
Photograph 12: Property gardens and sculpture, camera facing northwest, September 2, 2015.



12' & 18' LIVE OAKS  
(TO BE REMOVED IF DISEASED)

24' & CANARY  
'ISLAND PALM  
FAN PALMS  
REMOVED

(E) FENCE  
VINEYARD

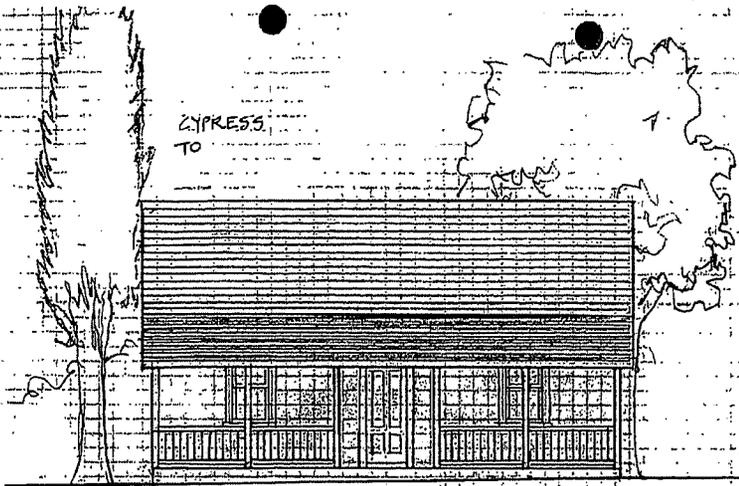


PLAN @ 1/8" = 1'

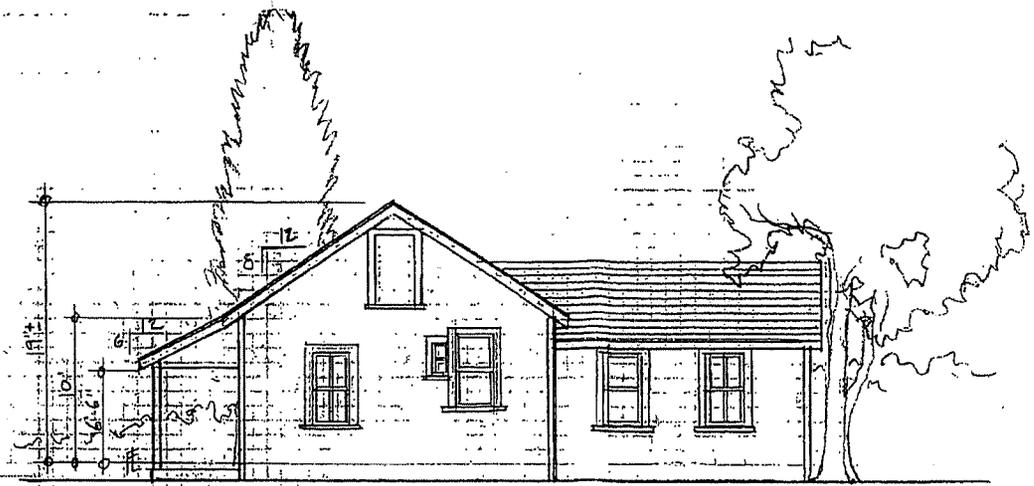
EXISTING HOUSE:	1,150 #
ENCLOSED PORCH REMOVED:	- 183 #
AREA RENOVATED	967 #
ADDITIONS	50 #
<b>TOTAL LIVING AREA</b>	<b>1,017 #</b>
PORCH & VERANDA	588 #

MARK & MARYLINDA EICHSTAEDT VINEYARD FARMHOUSE  
277 FOURTH STREET EAST, SONOMA CA. ADRIAN MARTINEZ / ARCHITECT AIA, APC

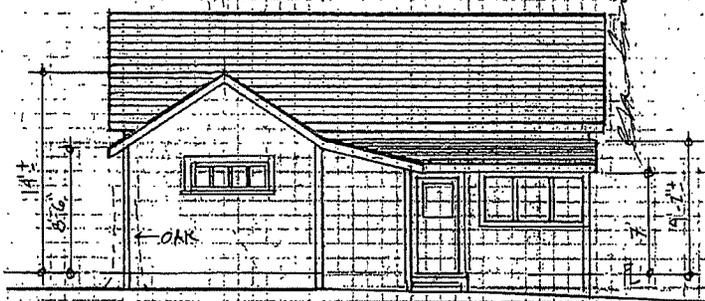
24 DECEMBER 2009



EAST ELEVATION @ 1/8" = 1'



NORTH ELEVATION @ 1/8" = 1'



WEST ELEVATION @ 1/8" = 1'



SOUTH ELEVATION @ 1/8" = 1'

EXISTING FARMHOUSE AS-15

MARK & MARYLINDA EICHSTAEDT  
 277 FOURTH STREET EAST, SONOMA

24. DECEMBER 2009



VERANDA ADDITION  
 EAST ELEVATION @ 1/8" = 1'



NORTH ELEVATION @ 1/8" = 1'



BATH & ENTRY PORCH  
 BAY ADDITION  
 WEST ELEVATION @ 1/8" = 1'

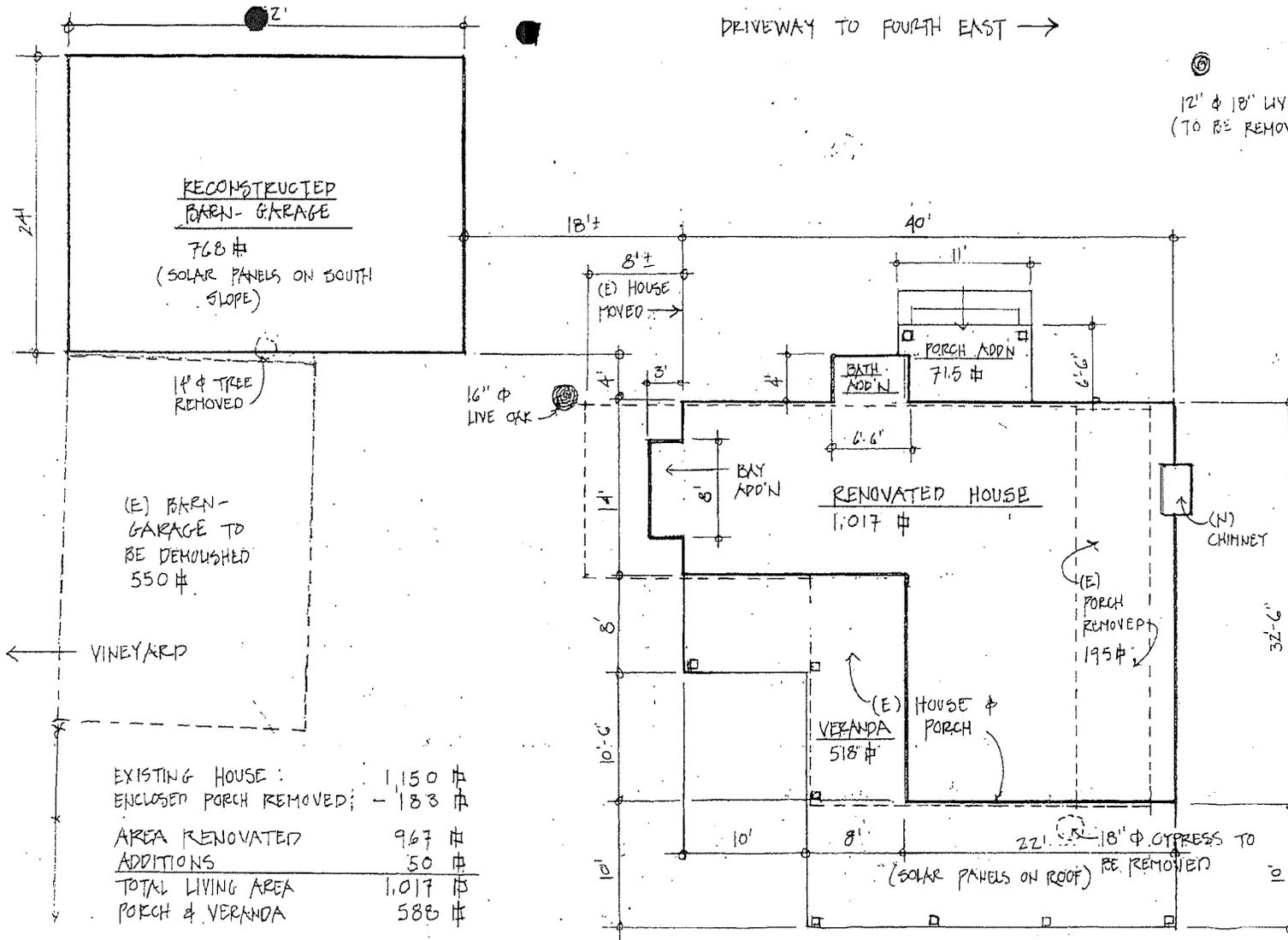


BAY ADDN  
 SOUTH ELEVATION @ 1/8" = 1'

PROPOSED FARMHOUSE RENOVATION

MARK & MARYLINDA EICHSTAEDT  
 277 FOURTH STREET EAST, SONOMA □ ADRIAN MARTINEZ / ARCHITECT AIA

REVISED 23 DECEMBER 2009

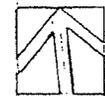


12' & 18" LIVE OAKS  
(TO BE REMOVED IF DISEASED)

24" & CANARY  
'ISLAND PALM  
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(E) FENCE

VINEYARD

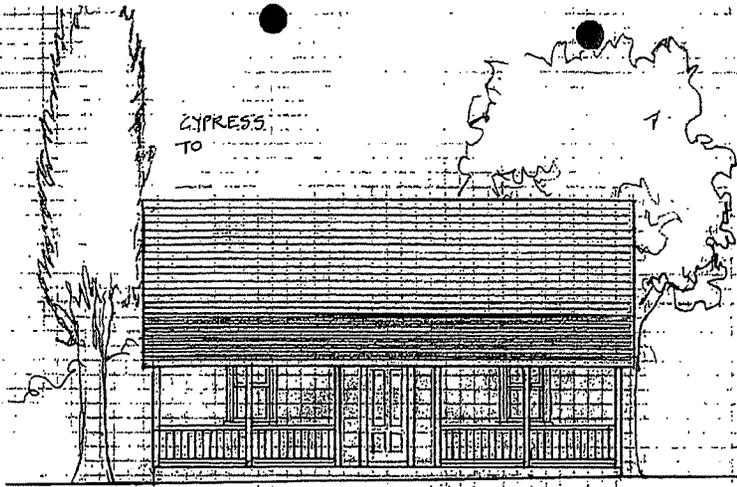


PLAN @ 1/8" = 1'

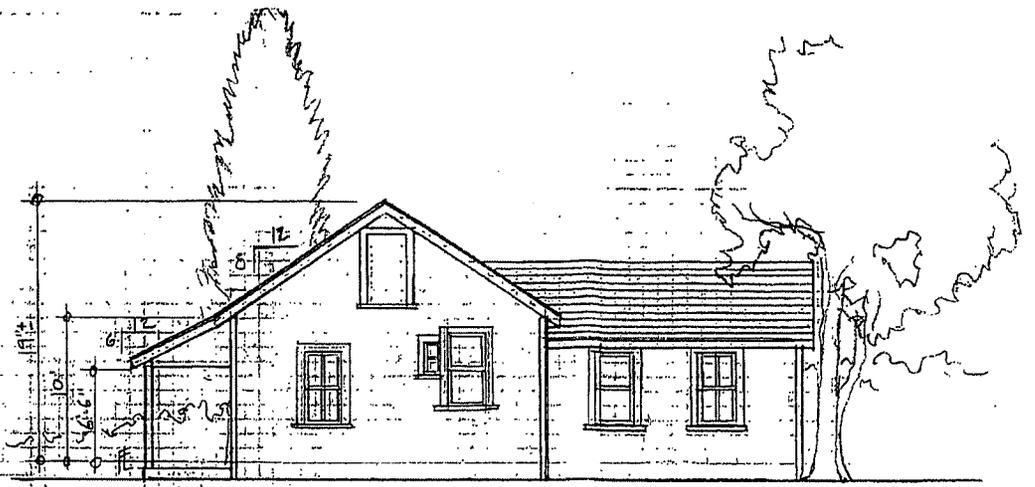
MARK & MARYLUNDA EICHSTAEDT VINEYARD FARMHOUSE

277 FOURTH STREET EAST, SONOMA CA. ADRIAN MARTINEZ / ARCHITECT AIA, APC

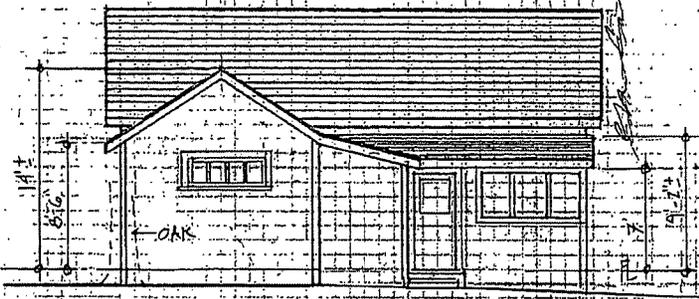
24 DECEMBER 2009



EAST ELEVATION @ 1/8" = 1'



NORTH ELEVATION @ 1/8" = 1'



WEST ELEVATION @ 1/8" = 1'



SOUTH ELEVATION @ 1/8" = 1'

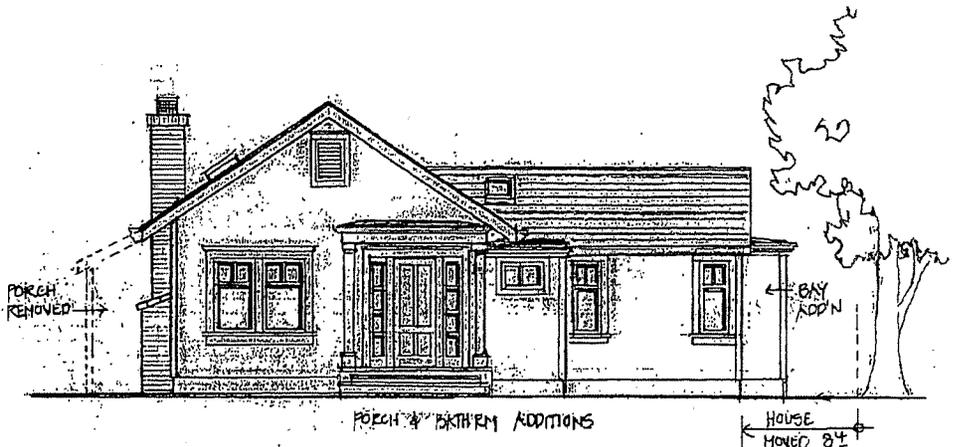
EXISTING FARMHOUSE AS-IS

MARK & MARYLINDA EICHSTAEDT  
277 FOURTH STREET EAST, SONOMA

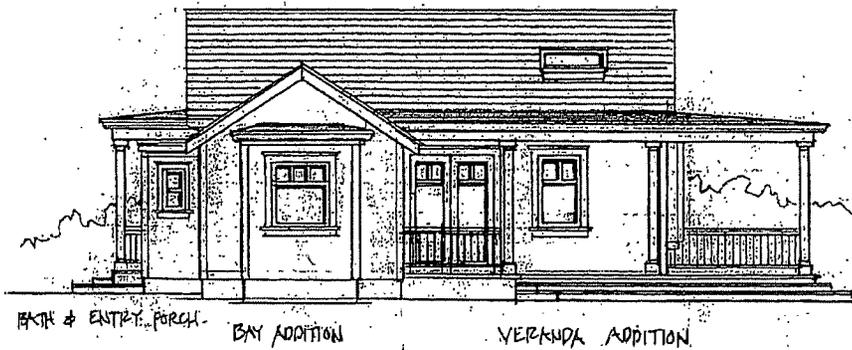
24. DECEMBER 2009



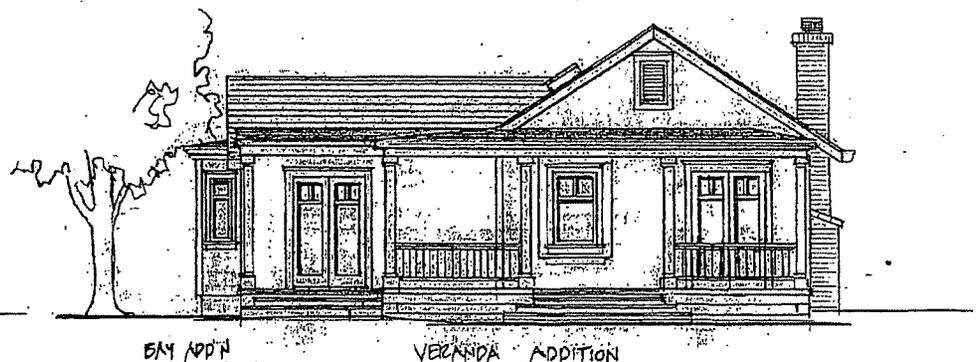
EAST ELEVATION @ 1/8" = 1'



NORTH ELEVATION @ 1/8" = 1'



WEST ELEVATION @ 1/8" = 1'



SOUTH ELEVATION @ 1/8" = 1'

PROPOSED FARMHOUSE RENOVATION

MARK & MARYLINDA EICHSTAEDT

277 FOURTH STREET EAST, SONOMA □ ADRIAN MARTINEZ / ARCHITECT AIA

REVISED 23 DECEMBER 2009

CertainTeed

# LANDMARK<sup>®</sup> SERIES

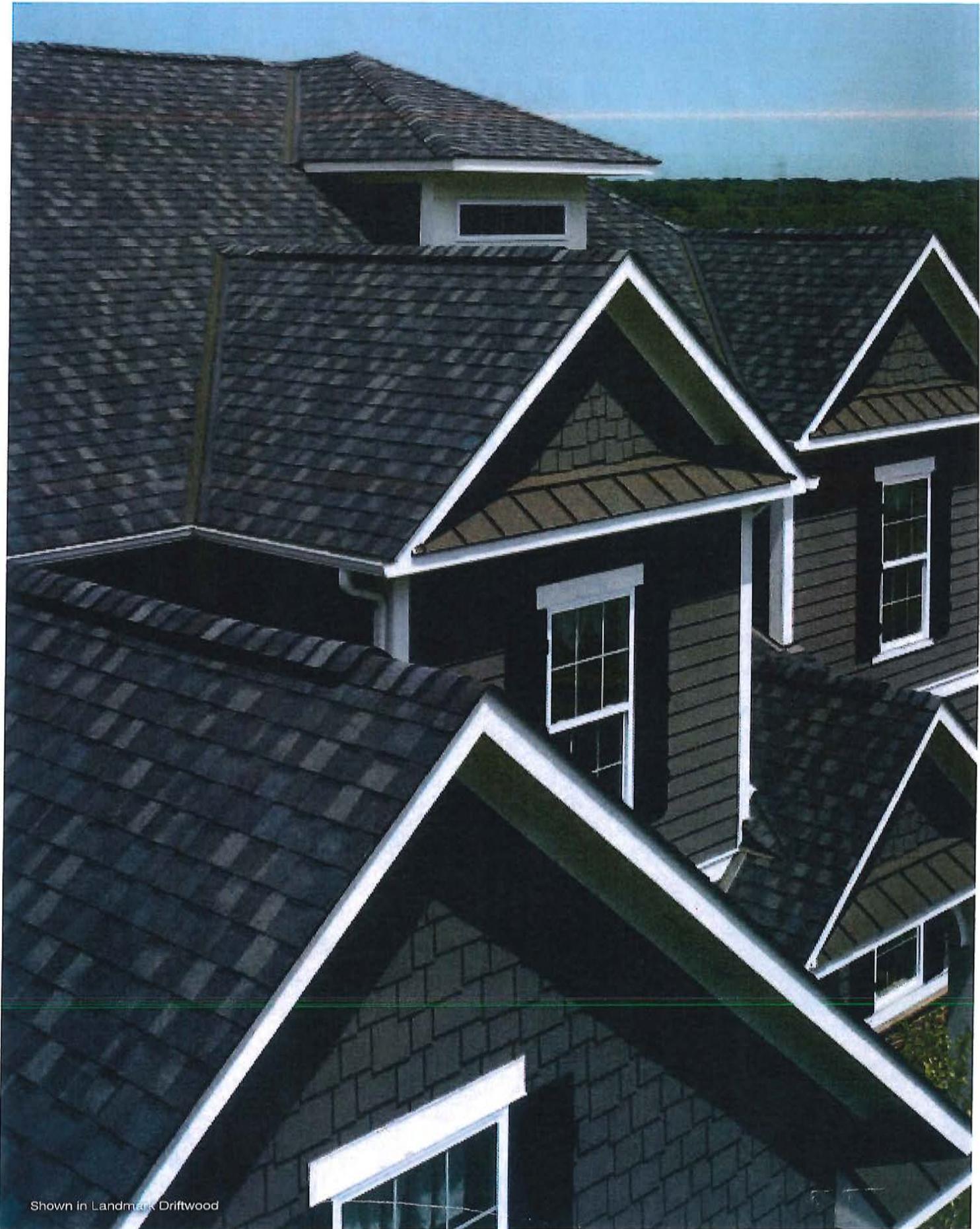
Designer and Luxury Shingles



Shown in Landmark Weathered Wood

**CertainTeed**  
SAINT-GOBAIN

7 AUG 02 2016



Shown in Landmark Driftwood

# LANDMARK<sup>®</sup> PREMIUM with STREAKFighter<sup>®</sup>



Shown in Max Def Weathered Wood

**lasting beauty...  
exceptional  
durability...  
peace of mind**

When you choose Landmark Premium, you make the decision that assures the beauty, durability and security of your home for generations.

Landmark Premium is engineered to outperform ordinary roofing in every category, keeping you comfortable, your home protected, and your peace-of-mind intact for years to come with a transferable warranty that's a leader in the industry.

## specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 300 lbs. per square

*For U.S. building code compliance, see product specification sheets.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

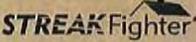
### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

### Quality Standards:

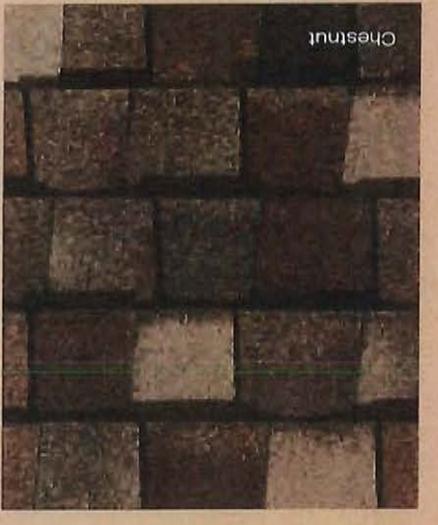
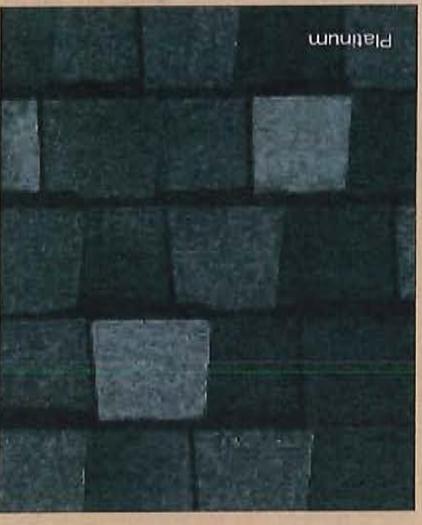
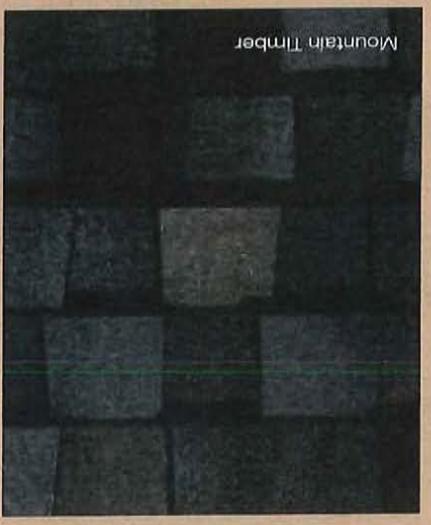
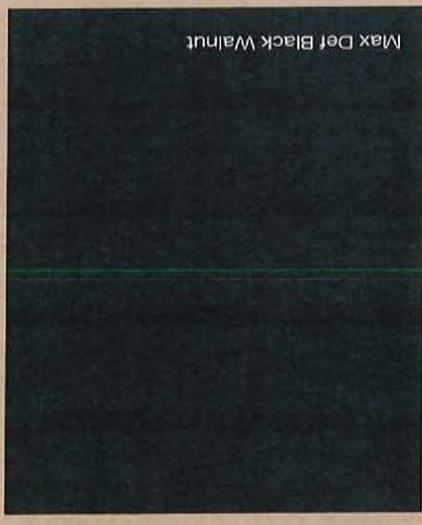
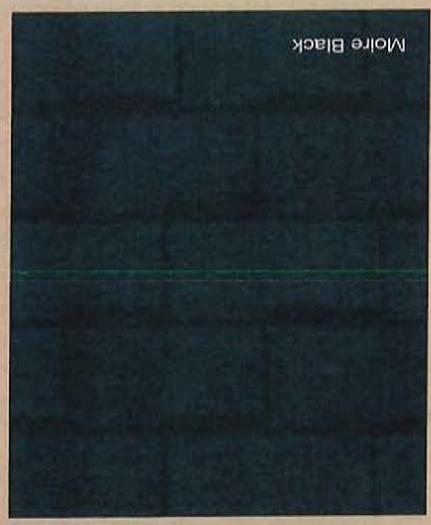
- ICC-ES-ESR-1389

## warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter<sup>®</sup> algae-resistance warranty 
- 10-year SureStart<sup>™</sup> protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

*See actual warranty for specific details and limitations.*

AUG 02 2018

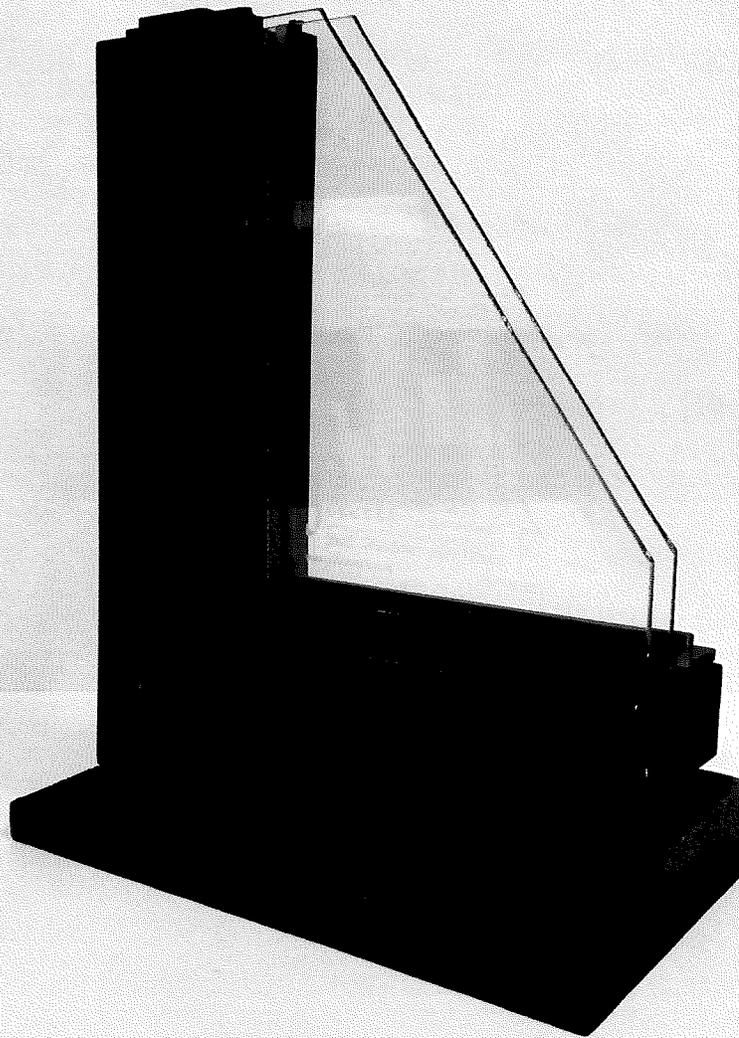


LANDMARK TL color palette



JADA Steel Doors and Windows

AUG 02 2016



AUG 02 2016

Jada

PRODUCTS FEATURES IMAGES FABRICATION ABOUT DOWNLOADS

Products Swing Outswing Door

SWING Slide Fold Pivot

# OUTSWING DOORS

These doors swing out towards the exterior and are side hinged. They can be used in combination with fixed sidelites, operable sidelites or transoms to create a variety of unique configurations.

[SEE DETAILS](#)

**OUTSWING DOOR** Inswing Door Outswing Window Awning Window Inswing Window Hopper Window

Our steel outswing doors are classically narrow in sight line and elegant in function. When open, they draw your eyes to the outdoors and offer an inviting transition to the exterior of the home. Because of the exterior projection, this functionality best suit areas where there is limited interior space, window treatments or furniture requirements which would conflict with an inswinging door.

For doors in areas of high exposure to weather, a steel outswing door is one of your best options. Outswing doors are better for waterproofing primarily due to the

ADG 0 2 2016

Jada

PRODUCTS FEATURES IMAGES FABRICATION ABOUT DOWNLOADS

> Products > Swing > Outswing Window

SWING Slide Fold Pivot

# OUTSWING WINDOW

These windows swing out away from the building and are hinged on the side. Outswing windows can be built in combination with fixed windows, awning windows, inswing windows and hopper windows.

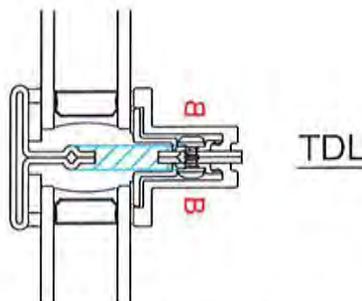
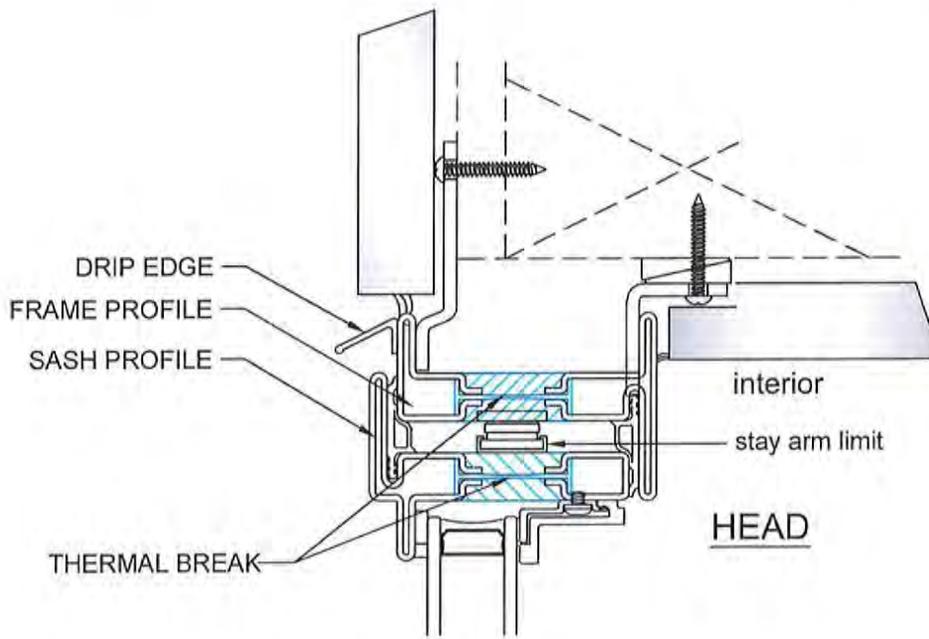
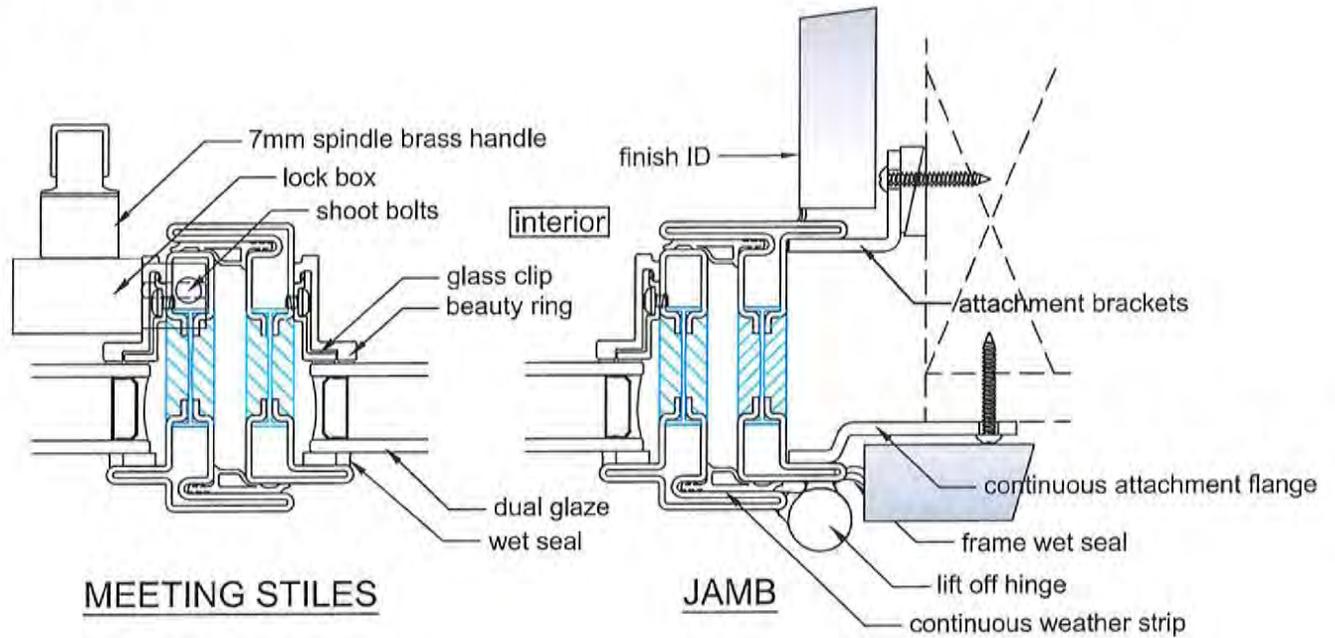
SEE DETAILS

- ← → ↻ ☆
- Save Page As...
- Save Page to Pocket
- View Background Image
- Select All
- View Page Source
- View Page Info
- Inspect Element (Q)

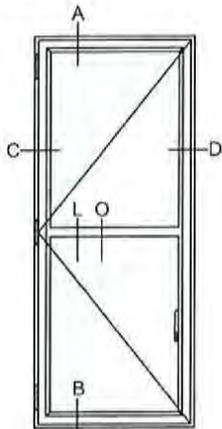
Outswing Door    Inswing Door    **OUTSWING WINDOW**    Awning Window    Inswing Window    Hopper Window

Steel outswing windows are the most traditional type of swing window in our Western architecture. While all of Europe has been committed for centuries to an inward opening window, in the West we have chosen to do the opposite. Perhaps it is the space between our buildings that allowed us to act this way. We have modeled the image of walking up to our windows, pushing them open and letting the fresh air of the morning flow into the room...

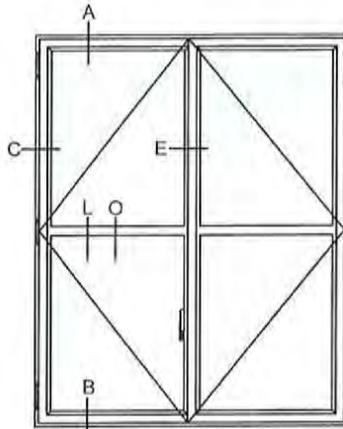
Our steel push out casement windows are fashioned with the user experience in mind. A simple lockbox with a bronze handle drives the modern concealed



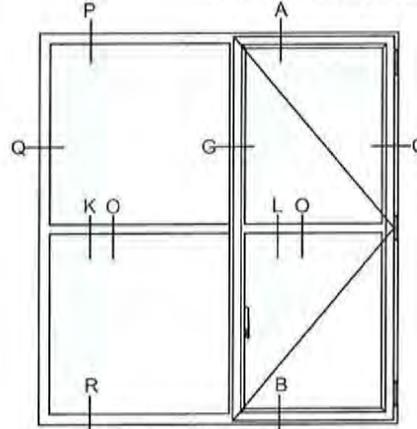
## OUTSWING WINDOWS sample configurations



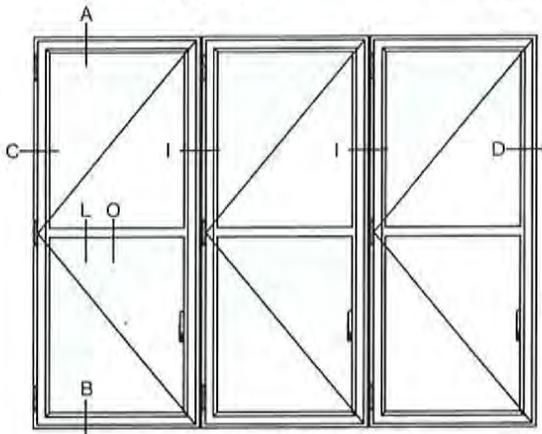
CASEMENT



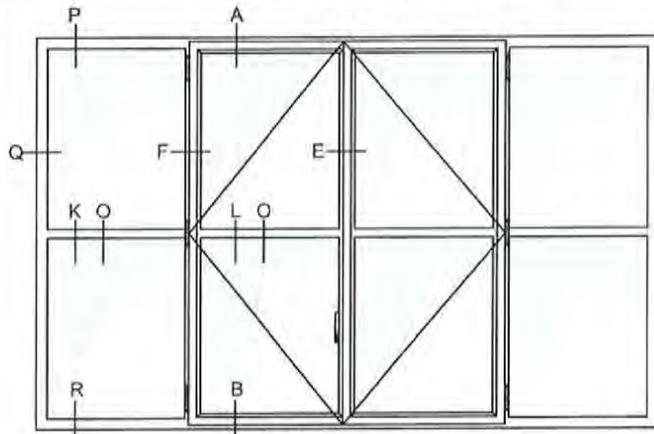
CASEMENT PAIR



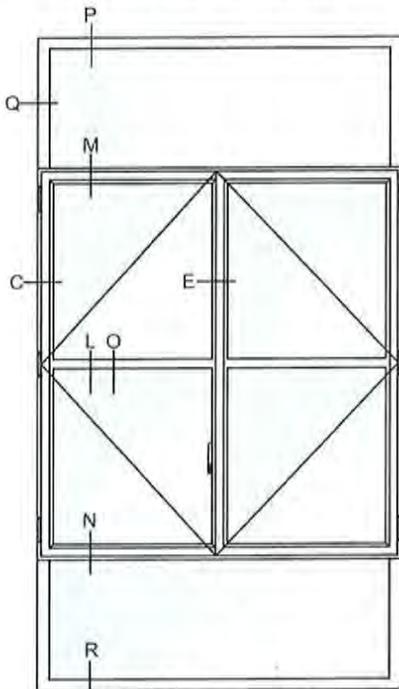
CASEMENT-FIXED COMBO



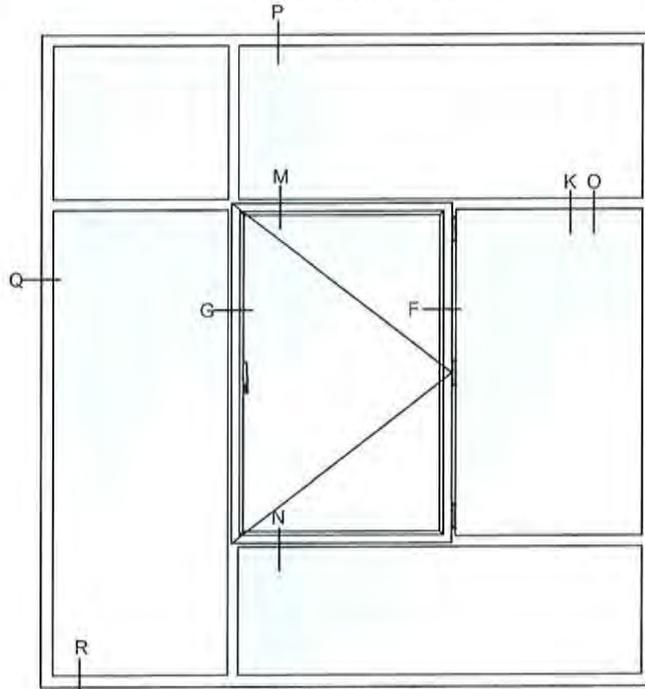
CASEMENT-CASEMENT-CASEMENT



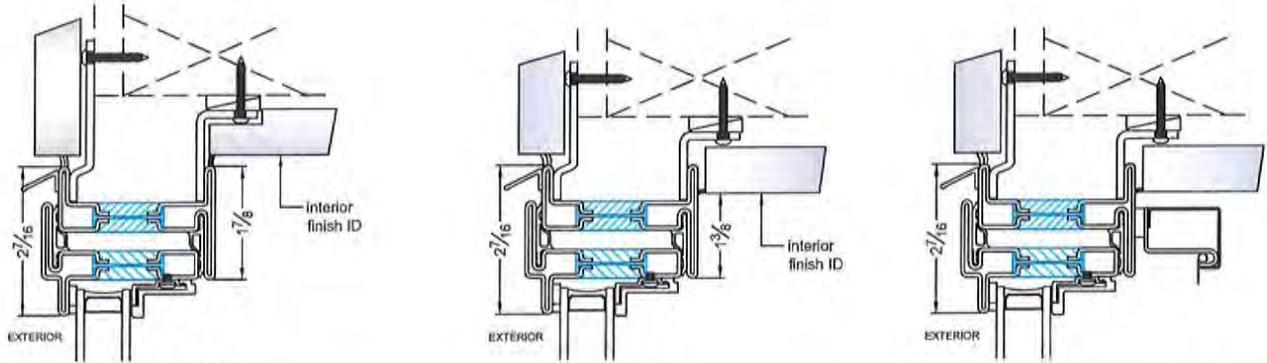
CASEMENT PAIR-FIXED COMBO



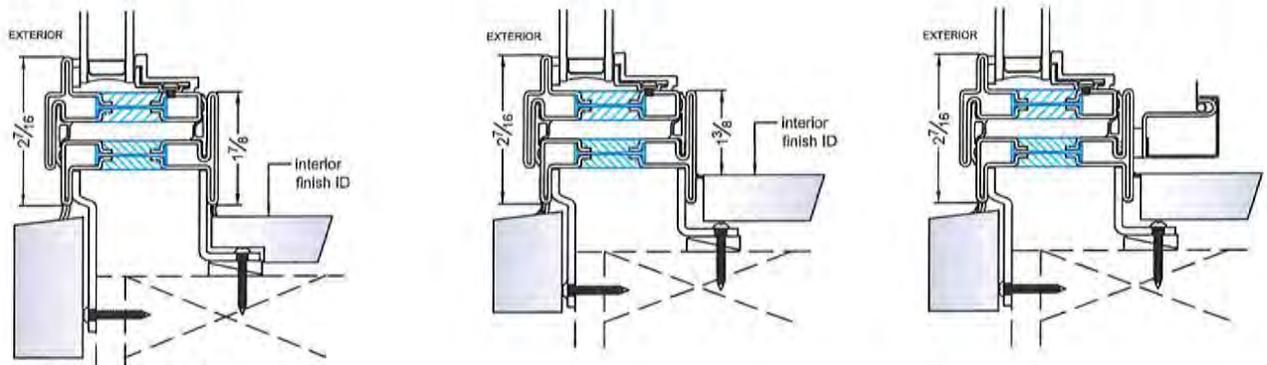
CASEMENT PAIR-FIXED COMBO



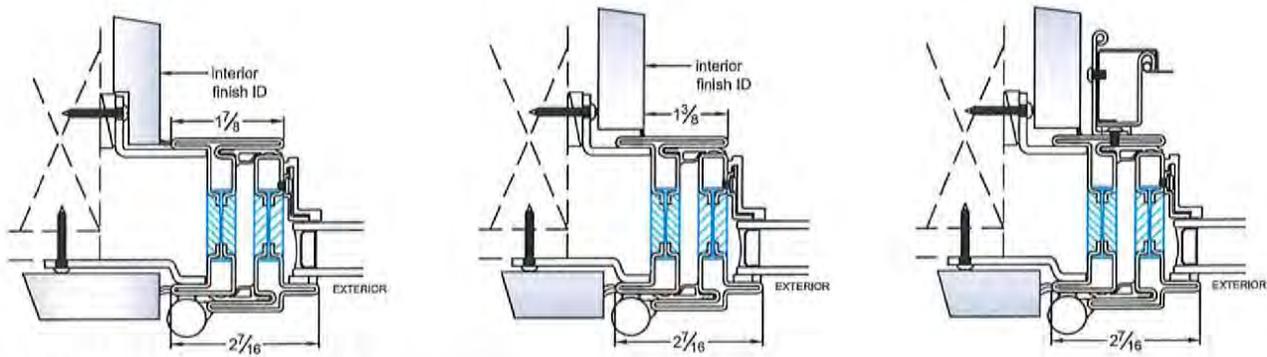
CASEMENT-FIXED COMBO



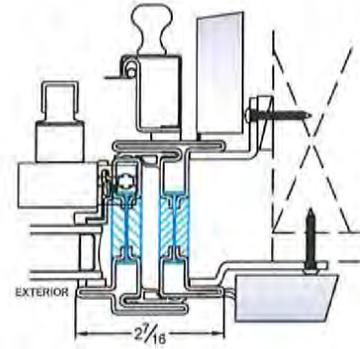
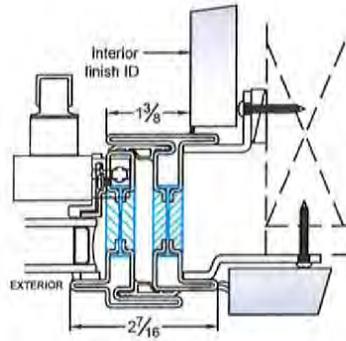
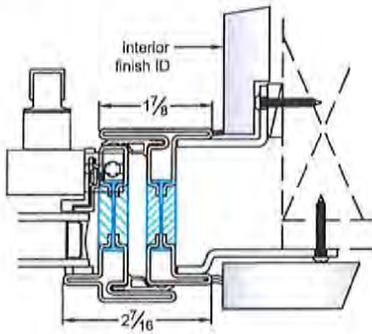
**A** HEAD DETAIL



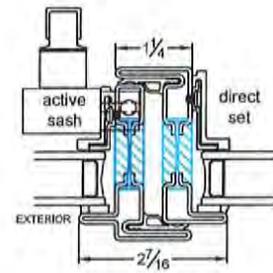
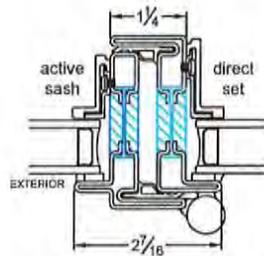
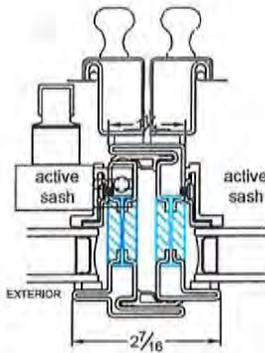
**B** SILL DETAIL



**C** HINGE JAMB DETAIL



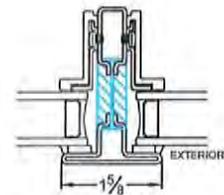
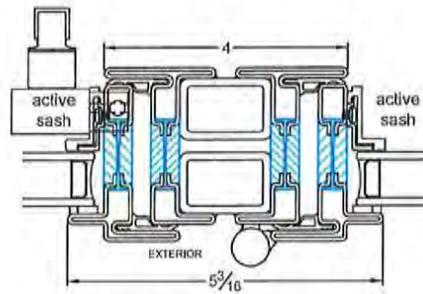
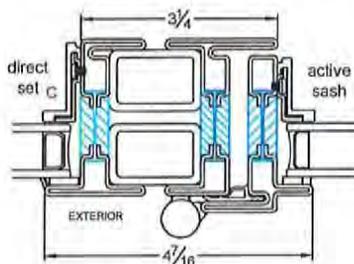
**D** LOCK JAMB DETAIL



**E** MEETING STILES

**F** COMBO STILES

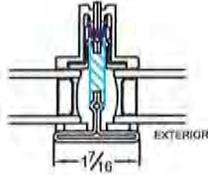
**G** COMBO STILES



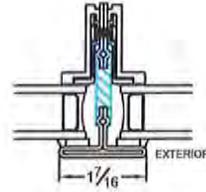
**H** TUBE MULLION

**I** TUBE MULLION

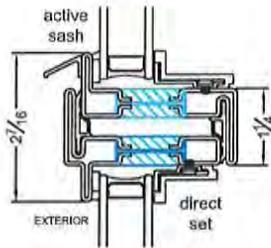
**J** FIXED MULLION



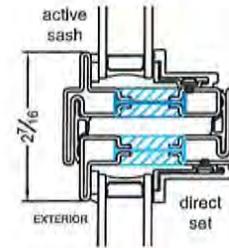
**K** TDL-MUNTIN-BAR



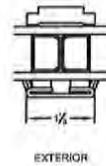
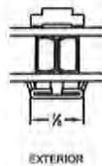
**L** TDL-MUNTIN-BAR



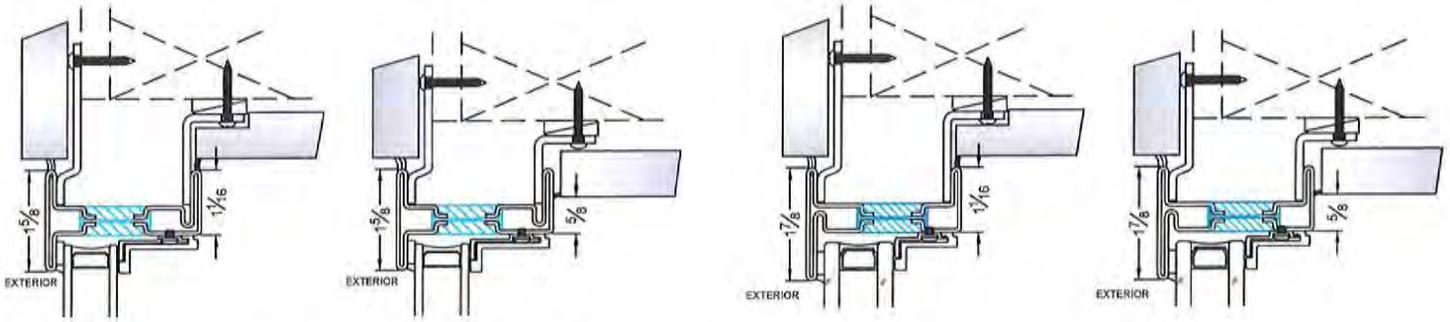
**M** HORZ COMBO



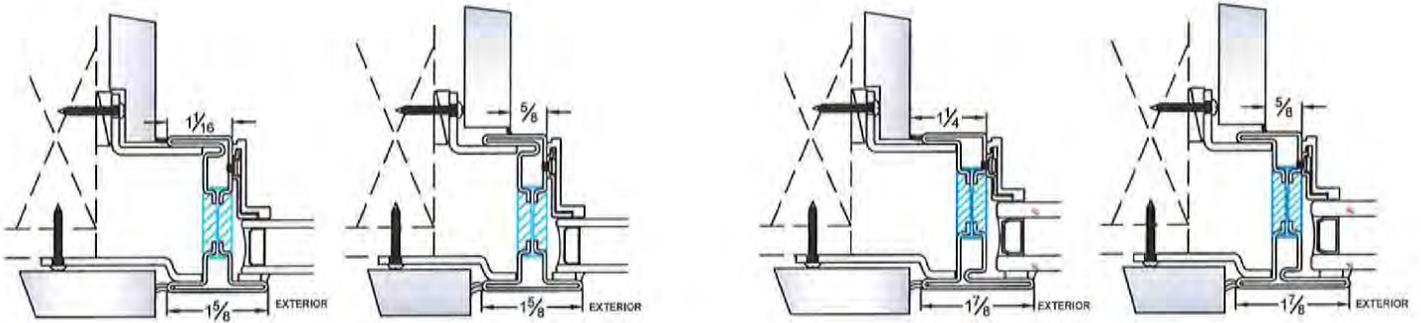
**N** HORZ COMBO



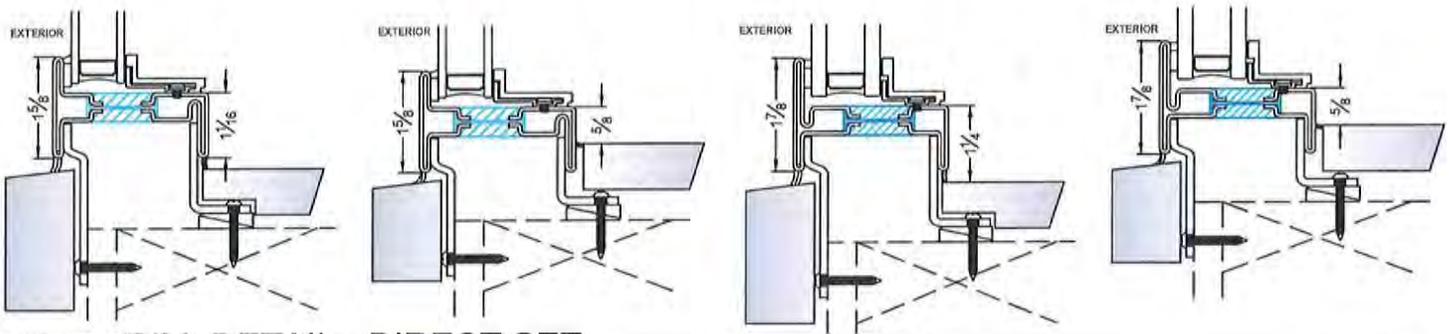
**O** SDL-MUNTIN-BAR OPTIONS



**P** HEAD DETAIL - DIRECT SET



**Q** DIRECT SET - JAMB DETAIL



**R** SILL DETAIL - DIRECT SET

# La Habra® Color Collection



**PAREXUSA**

AUG. 02 2016



## COMPARISON OF CEMENTITIOUS AND ACRYLIC FINISHES

Feature	Cementitious	Acrylic
Application Thickness	1/8 inch (3 mm) Helps to compensate for wall irregularities.	1/16 inch (1.5 mm) Does not easily hide wall irregularities.
Ease of Application	More labor intensive than acrylic stucco finish. Usually requires mortar mixer.	Less labor intensive than cement stucco finish. No jobsite plaster mixer required.
Application Temperature Range	40°F (4.4°C) to 120°F (49°C).	40°F (4.4° C) to 120°F (49°C).
Ease of Clean-Up	Less difficult than acrylic stucco finish.	More difficult than cementitious finish, since it can stain surrounding surfaces. Solvents may be required to remove dried finish from surrounding materials..
Vapor Permeability	Highly vapor permeable.	Vapor permeable, greater than 10. Perm rating will vary by the texture of the acrylic stucco finish.
Initial Color Consistency on Wall	Surface color may vary, due to substrate conditions, slightly creating a mottled look (can be made more consistent with Allegro II or Fog Coat).	Excellent initial color consistency on wall, more color uniformity than cementitious finish.
Assortment of Colors	Good range of colors, but limited in comparison to acrylic stucco finish. Custom and darker colors are more difficult to match with cementitious finishes.	Unlimited colors are possible. Colors are easily matched in acrylic finishes.
Finish Appearance	Good depth of color and texture. Mottling may appear, due to job and application conditions.	Very uniform.
Range of Textures	Numerous textures may be achieved depending on applicators skill. (Smooth hard trowel to heavy Spanish).	Range of textures are available depending on the skill of the applicator and aggregate gradation in acrylic finish. Heavy Spanish type of texture not easily achieved.
Color Permanency/Uniformity	More color permanency than acrylic finish. Colors typically darken with age. Good uniformity, but not as good as with an acrylic finish.	Colors are very uniform, but may fade over time. Some darker colors may fade faster than others.
Fire Resistance	Contributing to 1/8 inch ( 3 mm) to required 7/8 thickness of portland cement plaster for fire resistance.	Adds no resistance, rating achieved through increased 7/8" base coat.
Material Costs	Lower initial material costs than acrylic finish.	Higher initial material costs than cementitious finish
Hairline Cracking	Hairline cracking transferring from base coat is not uncommon.	Good crack resistance, transferred base coat cracks very low or much less than cementitious finish.
Color Matching	Good color matching.	Excellent color matching.
Regular Maintenance	Little maintenance required. Can be routinely washed.	Little maintenance required. Can be routinely washed.
Repair Maintenance	Less expensive to replace or upgrade. Lower refurbish/ repair/material costs than acrylic finish.	More expensive to replace or upgrade. Higher refurbishing/ repair costs in comparison to cementitious finish.
Crack Resistance Underlayment	Finish is rigid because of the cementitious chemistry. Cementitious stucco finish is applied over a cementitious base coat.	Finish is flexible due to the acrylic chemistry. Acrylic Finish is applied over a cementitious base coat or as the topcoat of EIFS.
Life Cycle	Jobs have performed for over 50 years without repair or recoating.	Jobs have performed for over 30 years without repair or recoating.

**LaHabra®**  
www.lahabrastucco.com

**Corporate Office**  
Parex USA, Inc.  
4125 E. La Palma Ave., Suite 250  
Anaheim, CA 92807  
(866) 516-0061  
Tech Support: (800) 226-2424

**Facilities**  
French Camp, CA  
North Hollywood, CA  
Riverside, CA  
Colorado Springs, CO  
Haines City, FL

Duluth, GA  
Redan, GA  
Albuquerque, NM  
Allentown, PA  
San Antonio, TX



**EIMA**

**SMA**  
Stucco Manufacturers Association



**PAREXUSA**  
**SUSTAINABILITY**



AUG 02 2016

At LaHabra, quality is part of everything we do. Since 1926, we have made it a cornerstone of our company. Our products come from the best raw materials available. Our manufacturing standards lead the industry. Our commitment to color quality and precision is unparalleled. But even more important, we know our most valuable asset is our customer. We stand proudly behind the legendary LaHabra service: our hallmark for over 80 years. For more Acrylic and Elastomeric standard colors, please refer to the Parex USA color chart.

**COLOR CHART APPLIES TO STUCCO COLOR COAT, ACRYLIC AND ELASTOMERIC FINISHES, ALLEGRO II AND FOG COAT.**

*Specify product when placing order.*

**X = Stucco Color Coat**

**A = Acrylic and Elastomeric Finishes**

**AL = Allegro II**

**DX = Fog Coat**

**STANDARD COLORS**

12 CHABLIS (74) BASE 100

16 SILVER GREY (57) BASE 200

17 MISTY (48) BASE 200

23 ASPEN (60) BASE 200

24 SANTA FE (50) BASE 200

25 SADDLEBACK (52) BASE 200

28 MIRAGE (56) BASE 200

34 SAN SIMEON (61) BASE 200

40 DOVE GREY (66) BASE 200

48 MEADOWBROOK (73) BASE 100

50 CRYSTAL WHITE (79) BASE 100

53 PURE IVORY (74) BASE 100

55 FRENCH VANILLA (71) BASE 100

71 MIAMI PEACH (61) BASE 100

72 ADOBE (50) BASE 200

73 EGG SHELL (76) BASE 100

81 OATMEAL (68) BASE 200

82 HACIENDA (59) BASE 200

86 SANDSTONE (63) BASE 200

97 PACIFIC SAND (57) BASE 200

215 MESA VERDE (48) BASE 200

278 TRABUCO (42) BASE 200

434 FALLBROOK (42) BASE 200

475 VIEJO (47) BASE 200

504 BLUE GREY (47) BASE 200

524 ALAMO (43) BASE 200

580 SIERRA TAN (44) BASE 200

696 SOUTHERN MOSS (42) BASE 200

820 SILVERADO (48) BASE 200

830 CLAY (40) BASE 200

# CEMENTITIOUS EXTERIOR STUCCO COLOR COAT

## Why Stucco

Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well-documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

## Beautiful Integral Colors

Cement stucco uses iron oxide pigments to achieve its color. These inorganic minerals give the colors a rich and natural look. Integral colored exterior stucco is a mechanically blended compound of portland cement, hydrated lime, sand aggregates, and iron oxide pigments. Since the stucco is internally colored, it never needs to be painted.

Like many natural materials, cement stucco will appear slightly different during each season. With proper curing, age, and exposure to the elements, portland cement stucco may slightly darken over time enhancing the color. This is a unique characteristic of stucco not easily duplicated by other claddings.

## Durable

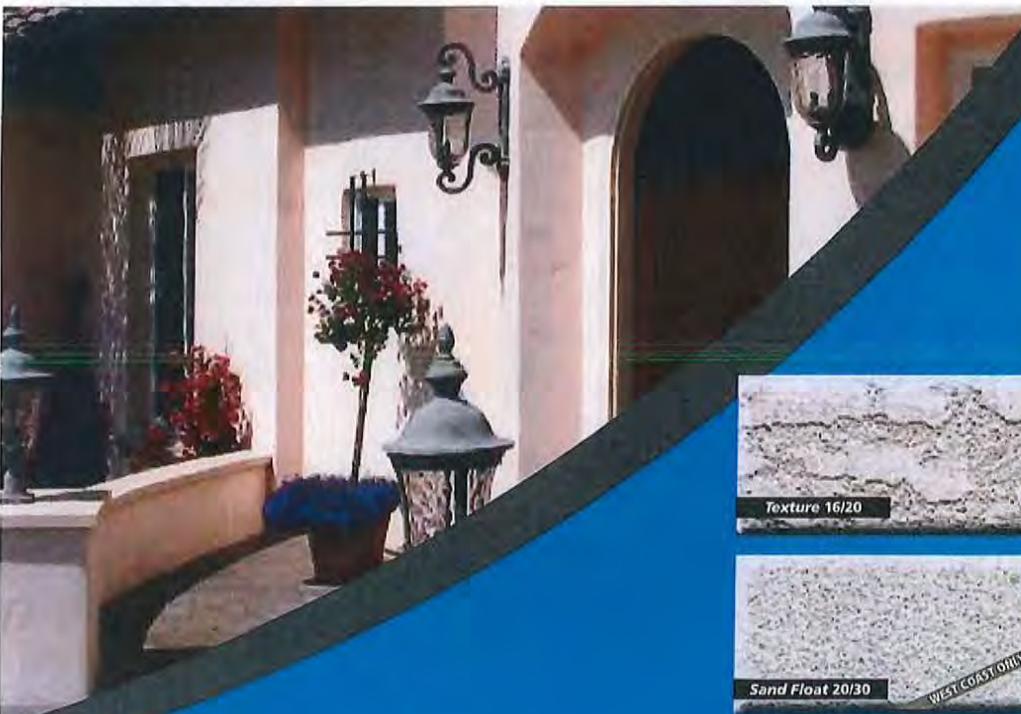
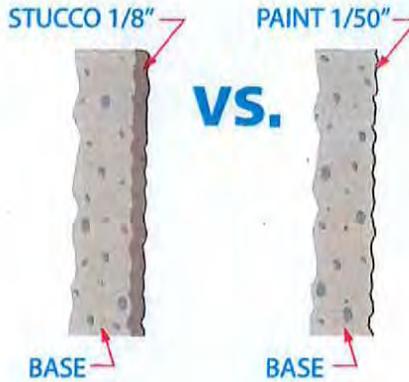
When applied correctly, cement stucco is a tough, fire-resistant material that will not fade or peel. Minimal care will keep portland cement stucco looking attractive for years and with simple maintenance it will last nearly a lifetime. The simple act of washing with water once every six months will keep the surface clean and the colors bright.

## Moisture Protection

During construction, homes have a water-resistive barrier installed, in accordance with the building code. The water-resistive barrier and flashing provide the moisture protection on the exterior walls. Stucco is a cladding that covers the water-resistive barrier. Cement plaster assemblies are considered to be drainable claddings. Any incidental moisture that finds its way behind the stucco will stop at the water-resistive barrier and run down to a weep screed where it will drain from the wall. In addition, stucco is extremely breathable with a rating as high as 30 to 60 perms. Since stucco is vapor permeable, any moisture that gets in and does not drain, will in turn, escape from the system as vapor. Painting stucco will reduce the perm rating drastically.

## Durable & Long-Lasting

The 1/8" finish coat of stucco covers a minimum 1/2" to 3/4" cement stucco base. These multiple layers provide a tough integrated shield for your home's exterior walls. The through-color finish does not need to be repainted after years of exposure to sun, wind or cold compared to ongoing maintenance required of other non-cement based exterior finishes. As a dense cement product, stucco assemblies (base & stucco) resist noise from nearby streets and can be a fire-resistant barrier component, providing up to a one-hour fire rating for your home's security.



# La Habra® Color Collection



**PAREXUSA**

AUG. 02 2016

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At LaHabra, quality is part of everything we do. Since 1926, we have made it a cornerstone of our company. Our products come from the best raw materials available. Our manufacturing standards lead the industry. Our commitment to color quality and precision is unparalleled. But even more important, we know our most valuable asset is our customer. We stand proudly behind the legendary LaHabra service: our hallmark for over 80 years. For more Acrylic and Elastomeric standard colors, please refer to the Parex USA color chart.

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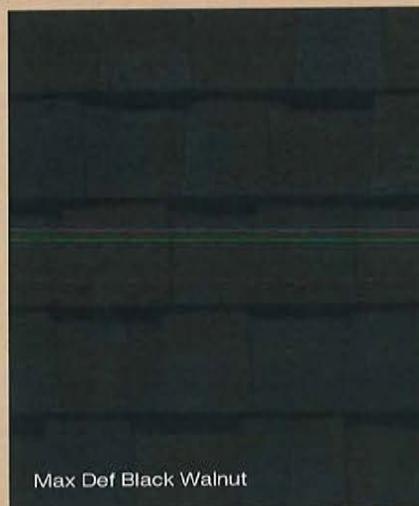
**AL = Allegro II**

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28 MIRAGE (56) BASE 200	34 SAN SIMEON (61) BASE 200	40 DOVE GREY (66) BASE 200	48 MEADOWBROOK (73) BASE 100	50 CRYSTAL WHITE (79) BASE 100	53 PURE IVORY (74) BASE 100
					
55 FRENCH VANILLA (71) BASE 100	71 MIAMI PEACH (61) BASE 100	72 ADOBE (50) BASE 200	73 EGG SHELL (76) BASE 100	81 OATMEAL (68) BASE 200	82 HACIENDA (59) BASE 200
					
86 SANDSTONE (63) BASE 200	97 PACIFIC SAND (57) BASE 200	215 MESA VERDE (48) BASE 200	278 TRABUCO (42) BASE 200	434 FALLBROOK (42) BASE 200	475 VIEJO (47) BASE 200
					
504 BLUE GREY (47) BASE 200	524 ALAMO (43) BASE 200	580 SIERRA TAN (44) BASE 200	696 SOUTHERN MOSS (42) BASE 200	820 SILVERADO (48) BASE 200	830 CLAY (40) BASE 200

# LANDMARK™ TL color palette





Shown in Landmark Driftwood



**DRAWING INDEX**

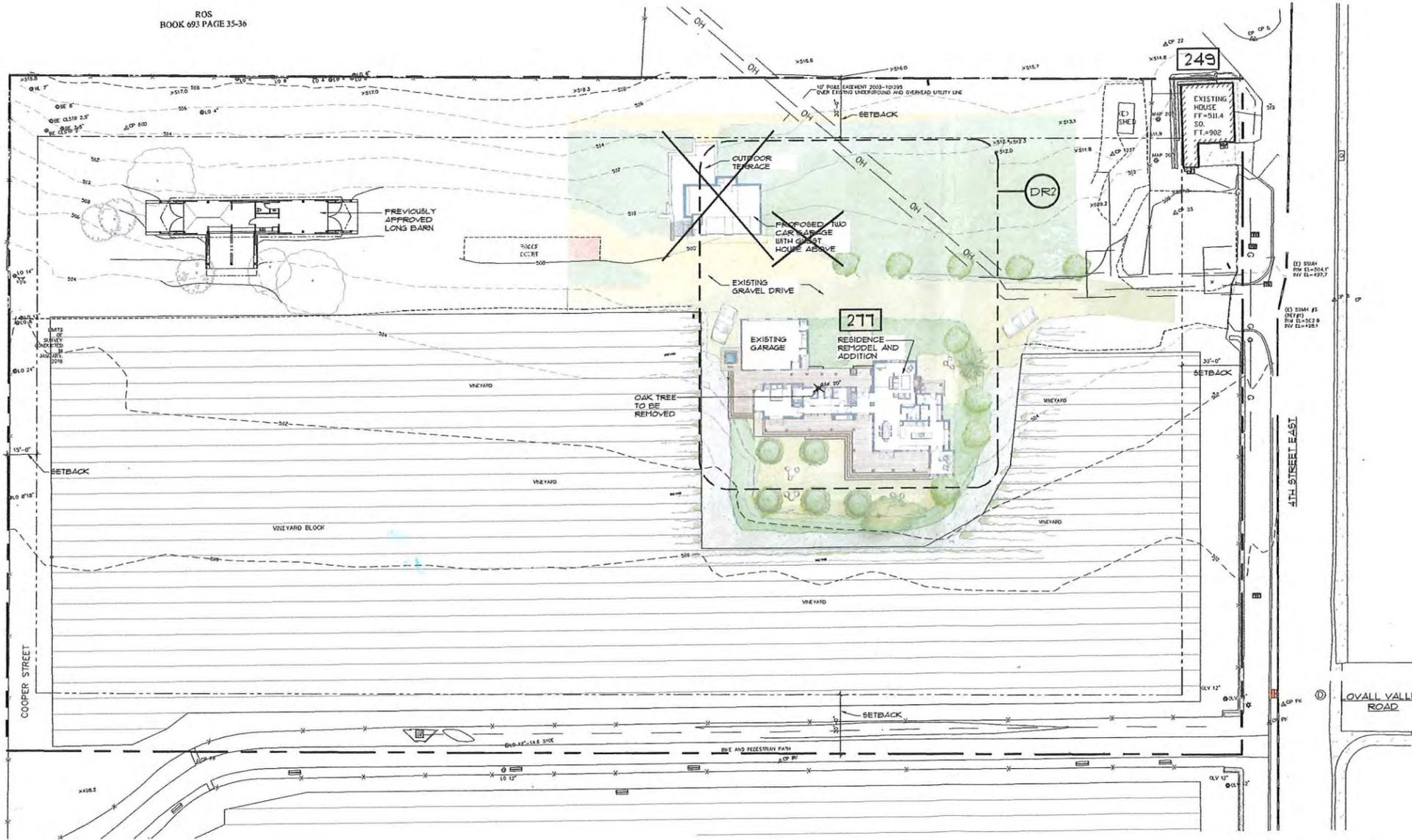
DRAWING NO.	DESCRIPTION
DR0	COVER SHEET, DRAWING INDEX, PLANNING INFORMATION, VICINITY MAP, PROJECT MAP, SITE PLAN
DR01	EXISTING SITE SURVEY
DR1	PARTIAL SITE PLAN W/ ROOF PLAN
DR2	PROPOSED RESIDENCE REMODEL & ADDITION FLOOR PLAN
DR3	PROPOSED RESIDENCE EXTERIOR ELEVATIONS
DR4	PROPOSED RESIDENCE EXTERIOR ELEVATIONS - COLORED
DR5	277 EXISTING RESIDENCE - FLOOR PLAN & EXTERIOR ELEVATIONS

**PLANNING INFORMATION**

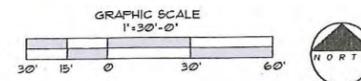
APN: 018-141-004

DESCRIPTION	CODE	EXISTING	PROPOSED		
ZONING: A-H					
LOT AREA		216,353.26 SF			
FLOOR AREA		10,634 sf	7,027		
FAR		0.05	0.02		
SITE COVERAGE		21,267 sf	4,768 sf		
SITE COVERAGE RATIO		10%	2.15%		
<b>Floor Area and Site Coverage Breakdown</b>					
		FLOOR AREA	SITE COVERAGE		
Existing Residence at 249	850/1,105 sf	902 sf	902 sf		
Existing Shed		126 sf	126 sf		
Residence at 277: Remodeled & Expanded					
- Main Floor		1,018 sf	2,565		
- Covered Veranda and porch		588 sf	1,300		
Existing Detached Garage and Studio					
- Garage	1000/1,300sf	852 sf	852 sf		
- Studio Above		561 sf	561 sf		
- Balcony		42 sf	42 sf		
Recently Approved Detached Barn					
- Garage, Storage, Workspace	1000/1,300sf	1,121 sf	1,121 sf		
- Equipment Carport		400 sf	400 sf		
Deduct first 400 sf of detached garage		-400	-400		
<b>HEIGHT</b>					
- Residence at 277		30'	21'		
- Existing Residence at 249			19'		
- Existing Detached Garage			21'		
- Approved Detached Barn		15'	15'		
<b>SETBACKS</b>					
	CODE	FRONT	NORTH	SOUTH	REAR
- Residence at 277	PROPOSED	30'	30'	30'	30'
- Existing Residence at 249	EXISTING	145'	142'	140'	363'
- Existing Detached Garage	EXISTING	5'	3'	296'	592'
- Approved Detached Barn	EXISTING	218'	121'	192'	368'
- Approved Detached Barn	EXISTING	446'	60'	248'	76'

ROS  
BOOK 693 PAGE 35-36



Site Plan

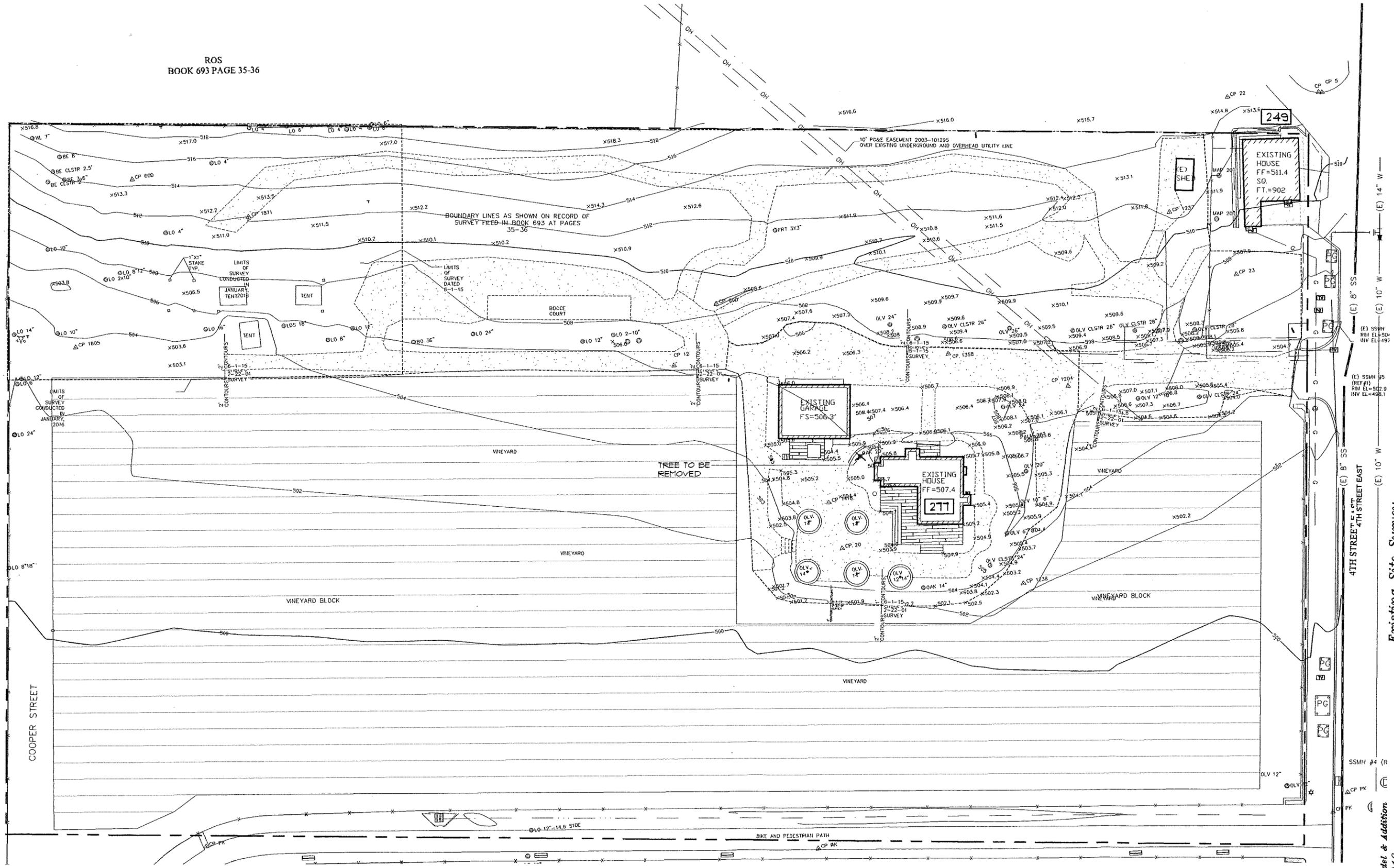


SEALEY MISSION VINEYARD  
 Elizabeth and Peter Sealey  
 249/277 4th Street East, Sonoma, Ca.  
 A.P.N.: 018.141.004

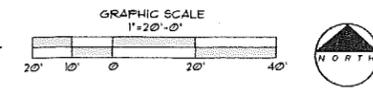
Cover Sheet

**DR0**  
 Residential Remodel & Addition  
 23 August 2016  
 SUTTON SUZUKI  
 30 Forest Grove  
 Hill Valley  
 Fair 883 2150  
 Fax 883 3129  
 JOHNSON, ISL2

**AUG 25 2016**



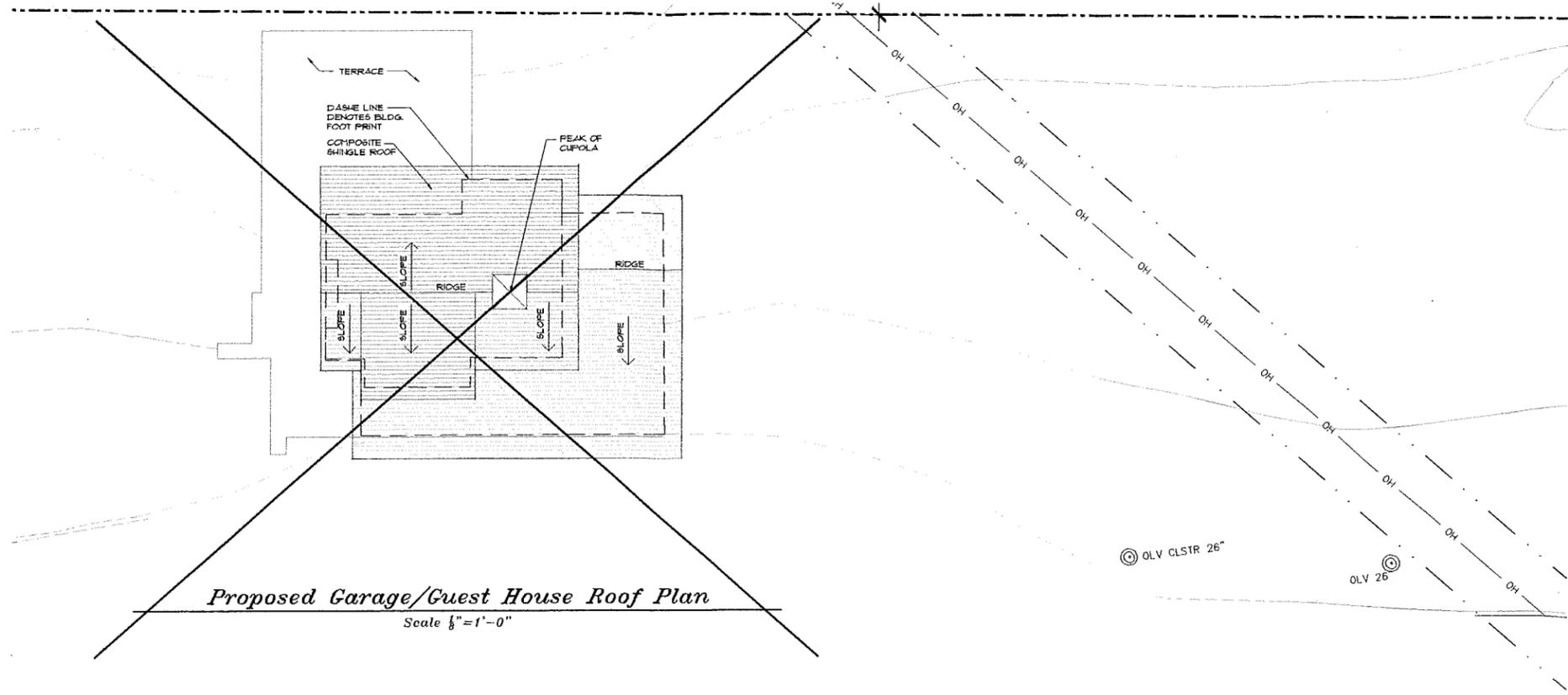
Existing Site Survey  
Scale 1"=20'-0"



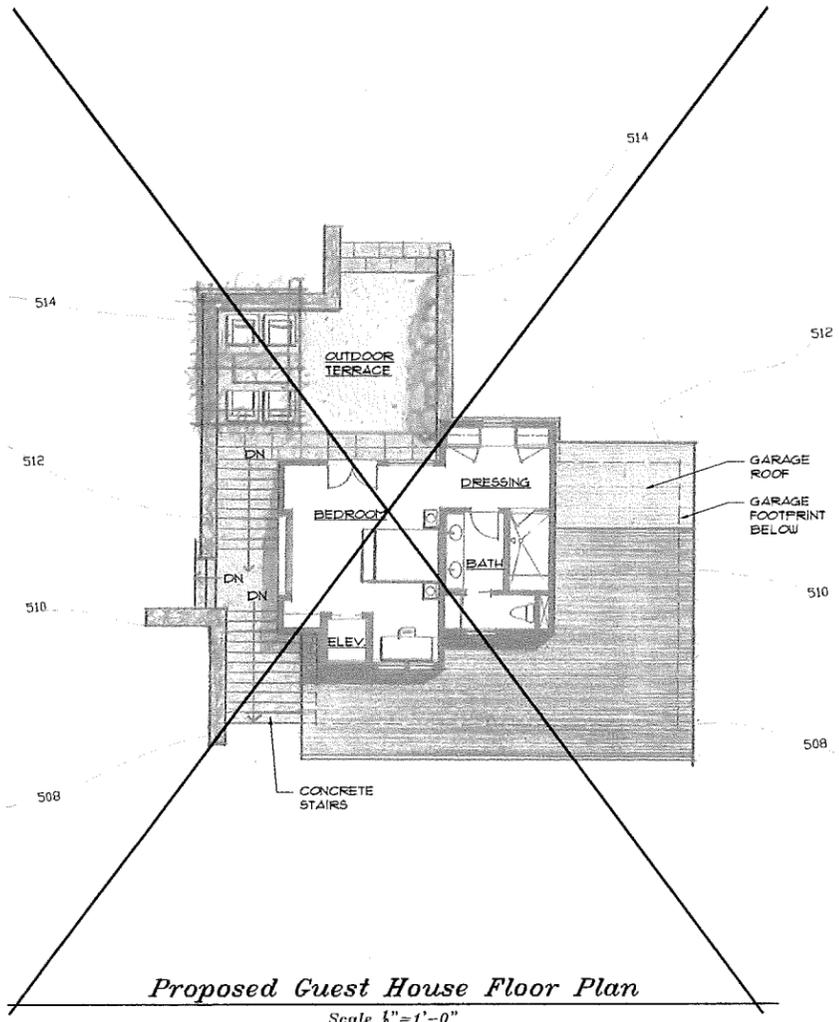
**DR01**  
 Residential Remodel & Addition  
 23 August 2016  
 SUZUKI  
 375 Broadway Street  
 Redwood City, CA 94063  
 Phone: 650.363.3155  
 Fax: 650.363.3155

**SEALEY MISSION VINEYARD**  
 Elizabeth and Peter Sealey  
 249/277 4th Street East, Sonoma, Ca.  
 A.P.N.: 018.141.004

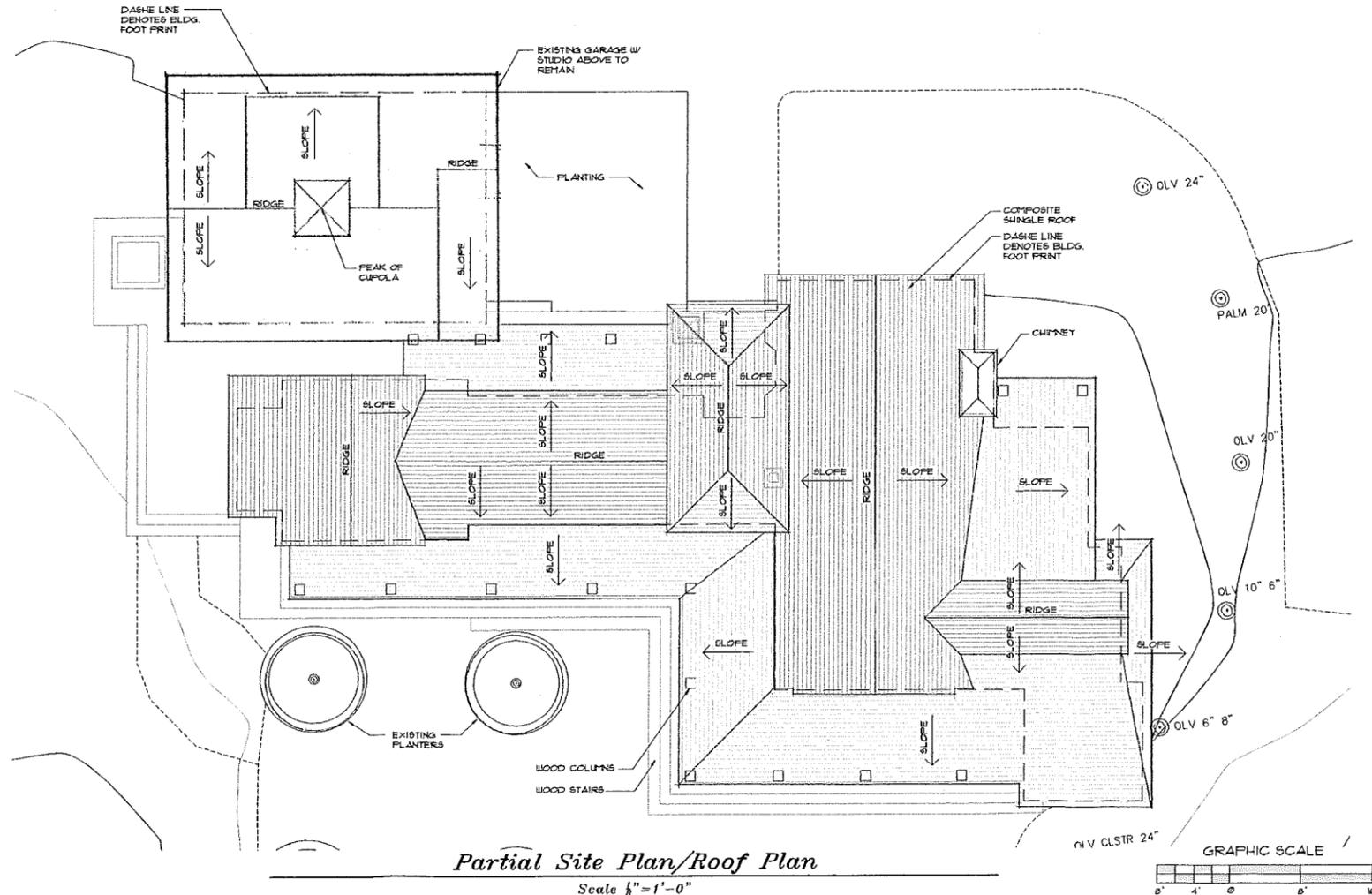
Existing Site Survey  
 Scale 1"=20'-0"



*Proposed Garage/Guest House Roof Plan*  
Scale  $\frac{1}{8}'' = 1'-0''$



*Proposed Guest House Floor Plan*  
Scale  $\frac{1}{8}'' = 1'-0''$



*Partial Site Plan/Roof Plan*  
Scale  $\frac{1}{8}'' = 1'-0''$

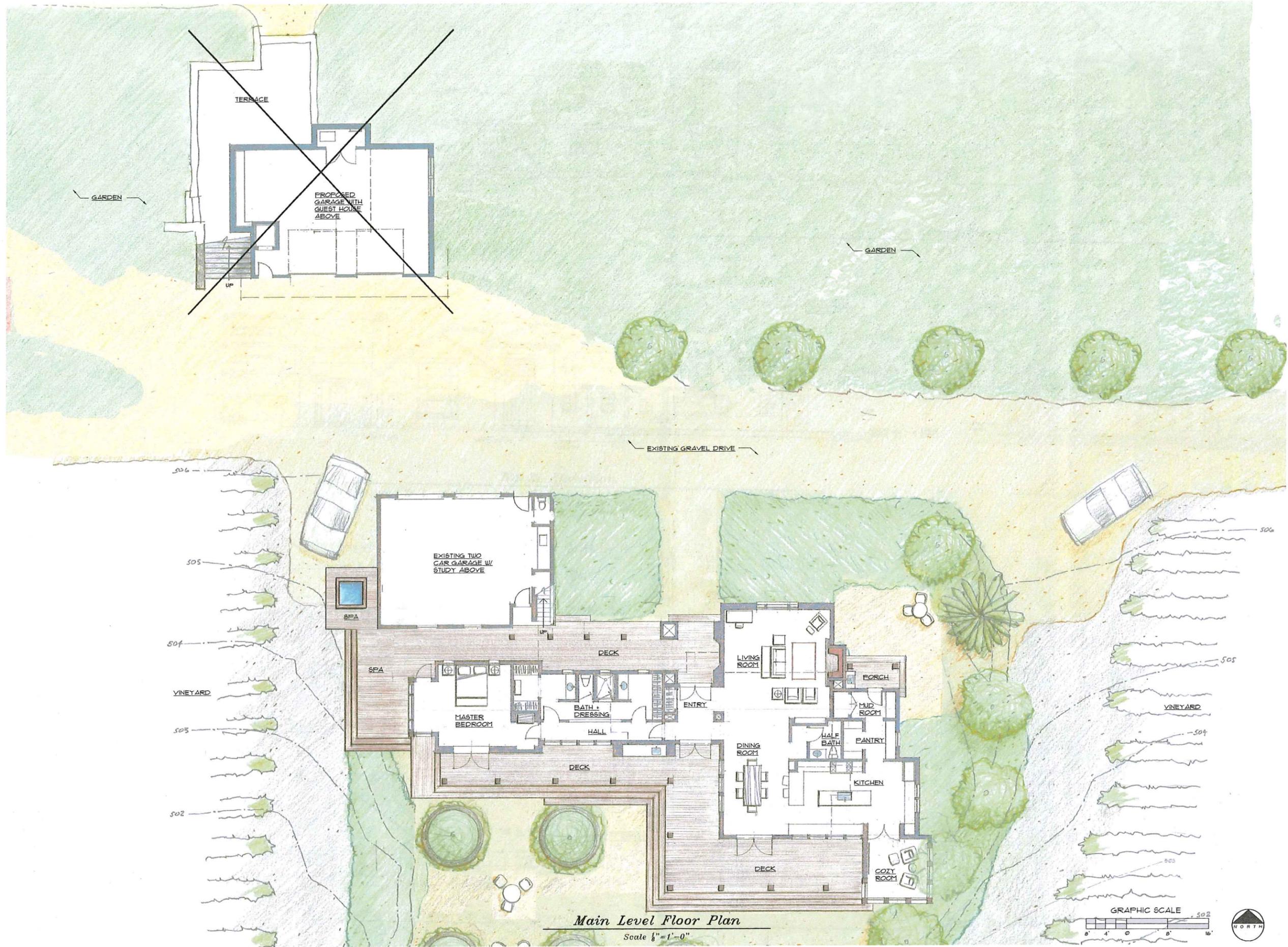
*Partial Site Plan/Proposed Roof Plan*  
Scale  $\frac{1}{8}'' = 1'-0''$

SEALEY MISSION VINEYARD  
Elizabeth and Peter Sealey  
249/277 4th Street East, Sonoma, Ca.  
A.P.N.: 018.141.004

DR1  
Residential Remodel & Addition  
23 August 2016

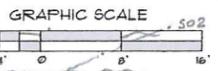
SUZUKI  
39 Forest Street  
San Rafael, CA 94901  
Tel: 415.453.2100  
Fax: 415.453.2100





Main Level Floor Plan

Scale 1/8" = 1'-0"



DR2

Residential Remodel & Addition  
23 August 2016

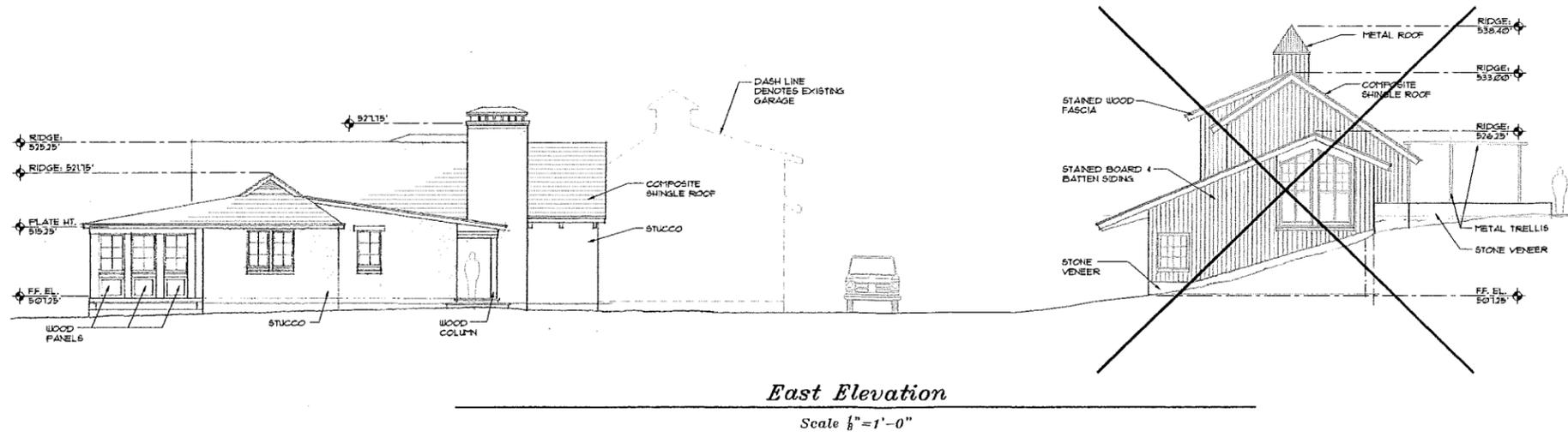


Proposed Residence Main Level Floor Plan

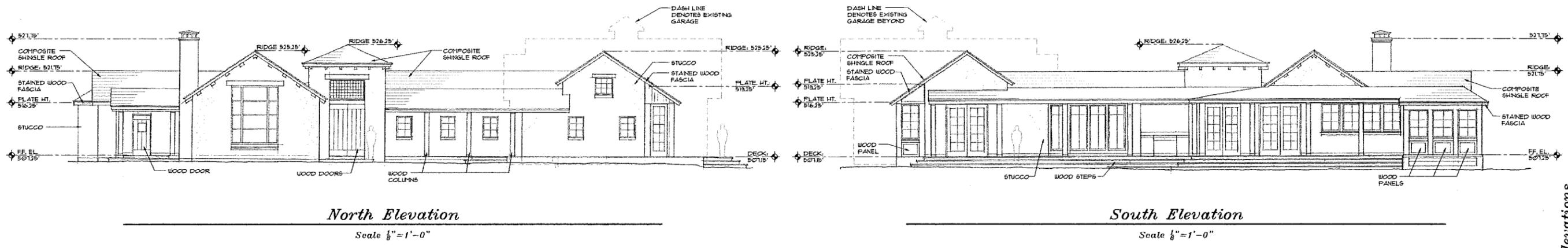
Scale 1/8" = 1'-0"

SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey  
249/277 4th Street East, Sonoma, Ca.  
A.P.N.: 018.141.004

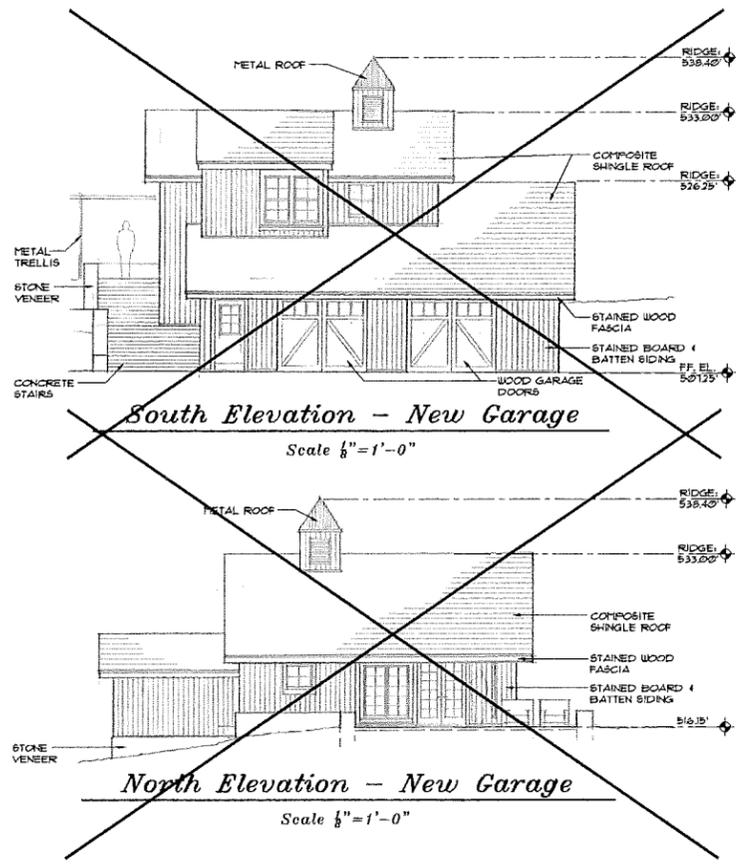


*East Elevation*  
Scale  $\frac{1}{8}'' = 1'-0''$



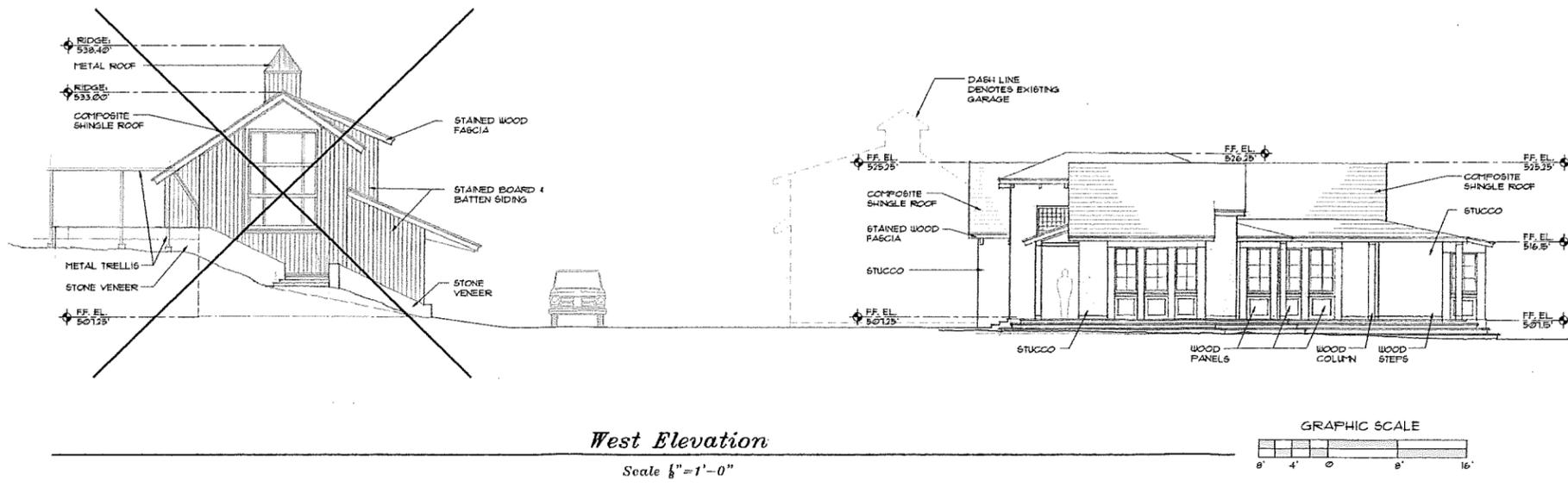
*North Elevation*  
Scale  $\frac{1}{8}'' = 1'-0''$

*South Elevation*  
Scale  $\frac{1}{8}'' = 1'-0''$



*South Elevation - New Garage*  
Scale  $\frac{1}{8}'' = 1'-0''$

*North Elevation - New Garage*  
Scale  $\frac{1}{8}'' = 1'-0''$



*West Elevation*  
Scale  $\frac{1}{8}'' = 1'-0''$



SEALEY MISSION VINEYARD  
Elizabeth and Peter Sealey  
249/277 4th Street East, Sonoma, Ca.  
A.P.N.: 018.141.004

Proposed Residence Exterior Elevations  
Scale  $\frac{1}{8}'' = 1'-0''$

DR3  
Residential Remodel & Addition  
23 August 2016  
SUZUKI  
Architects  
30 Fourth Street  
San Francisco, CA 94114  
Tel: 415.398.3555  
Fax: 415.398.3555  
www.dr3.com



RESIDENCE - REMODEL AND ADDITION

EXISTING GARAGE

*East Elevation*

Scale  $\frac{1}{8}'' = 1'-0''$

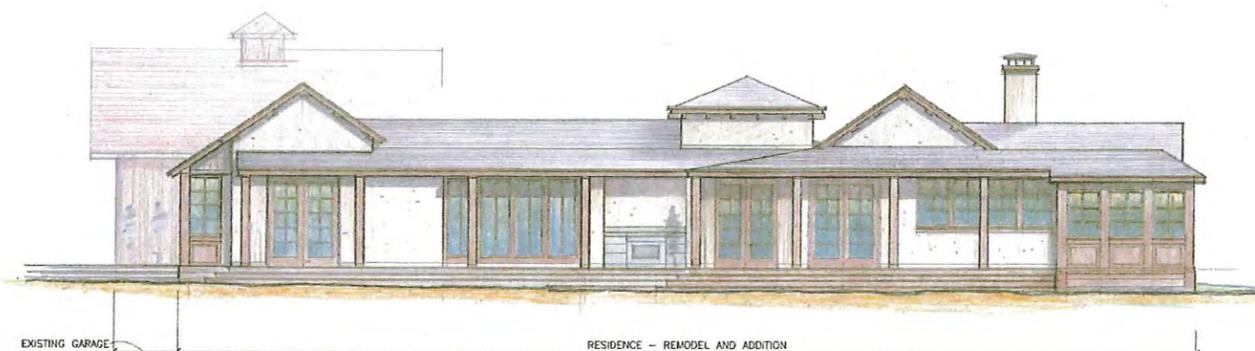


RESIDENCE - REMODEL AND ADDITION

EXISTING GARAGE

*North Elevation*

Scale  $\frac{1}{8}'' = 1'-0''$

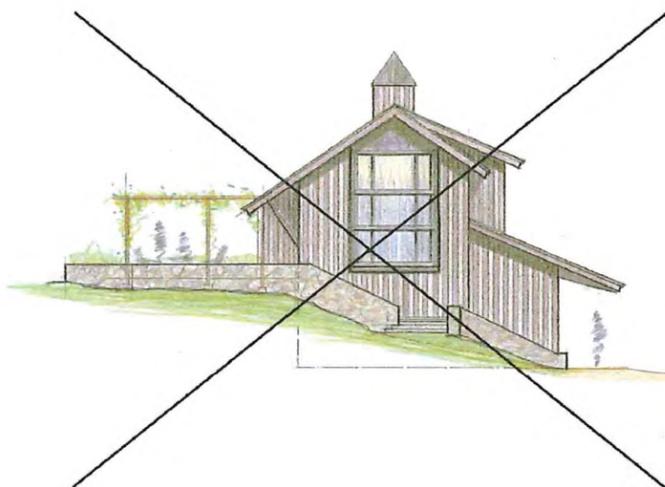


EXISTING GARAGE

RESIDENCE - REMODEL AND ADDITION

*South Elevation*

Scale  $\frac{1}{8}'' = 1'-0''$



EXISTING GARAGE

RESIDENCE - REMODEL AND ADDITION

*West Elevation*

Scale  $\frac{1}{8}'' = 1'-0''$



SEALEY MISSION VINEYARD  
 Elizabeth and Peter Sealey  
 249/277 4th Street East, Sonoma, Ca.  
 A.P.N: 018.141.004

Proposed Residence Exterior Elevations  
 Scale  $\frac{1}{8}'' = 1'-0''$

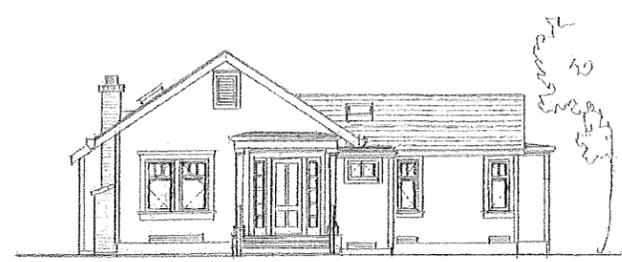
DR4  
 Residential Remodel & Addition  
 23 August 2016

SUZUKI  
 ARCHITECTS  
 33 Forest Street  
 San Francisco, CA 94133  
 PH: 415.775.1100  
 FAX: 415.775.1100



*East Elevation*

Scale  $\frac{1}{8}''=1'-0''$



*North Elevation*

Scale  $\frac{1}{8}''=1'-0''$



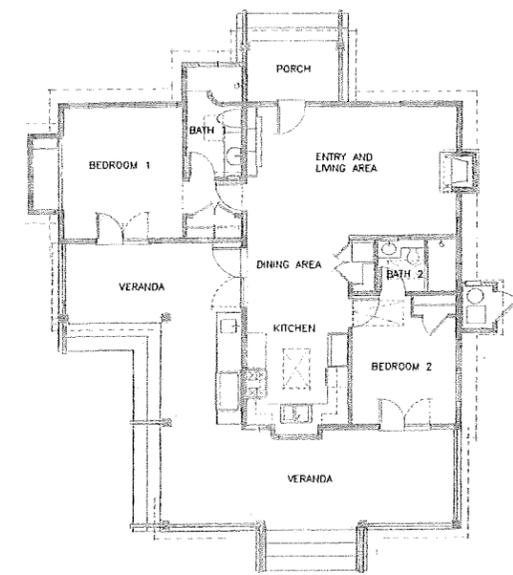
*West Elevation*

Scale  $\frac{1}{8}''=1'-0''$



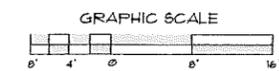
*South Elevation*

Scale  $\frac{1}{8}''=1'-0''$



*Floor Plan*

Scale  $\frac{1}{8}''=1'-0''$



**DR5**  
 Residential Remodel & Addition  
 23 August 2016



277 Existing Residence - Floor plan & Exterior Elevations

Scale  $\frac{1}{8}''=1'-0''$

SEALEY MISSION VINEYARD

Elizabeth and Peter Sealey  
 249/277 4th Street East, Sonoma, Ca.  
 A.P.N: 018.141.004



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

DRHPC Agenda Item: 3

Meeting Date: 10/18/16

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**Applicant**

David Ford

**Project Location**

550 Second Street West

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**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: 1987

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**Request**

Consideration of three refaced freestanding signs for a hotel (Sonoma Valley Inn Krug Event Center) located at 550 Second Street East.

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**Summary**

*Background:* In 1987 the City Council approved a two-sided freestanding sign and two signs on the clock tower of the Sonoma Valley Inn.

At this time, the applicant is proposing to reface the existing signs to reflect new national branding.

*Freestanding signs:* Three refaced illuminated freestanding signs are proposed: One two-sided Best Western Sonoma Valley Inn freestanding sign; and two Sonoma Valley Inn signs. The Best Western Sonoma Valley Inn sign is two-sided and located north of the clock tower, perpendicular to the sidewalk. The proposed sign is ±24 square feet in area (3.33 feet tall by 7 feet 2 inches wide) per side. The sign would consist of an aluminum cabinet with LED lighting. Copy on the sign would consist of white lettering on a blue, white, and grey background. The two Sonoma Valley Inn signs are one-sided and proposed to be installed on the upper portion of clock tower (one facing north and the other facing south). The proposed signs are 22 square feet in area each. The signs would consist of a white polycarbonate material. The applicant has stated that the signs will be illuminated from dusk to sunrise.

*Monument Sign Regulations (18.20.120):* Freestanding signs shall be limited to one per parcel or property. The top of a freestanding sign, including the sign structure, shall not exceed 12 feet. Every freestanding sign shall be wholly on the property occupied by the use or uses identified or advertised, not within six feet of the nearest roadway or public pedestrian sidewalk or walkway, whichever is closer. The proposal is not consistent with this requirement in that the freestanding sign and clock tower are located between 2.5 and 3.5 feet from the sidewalk. While the maximum height of the freestanding sign is 6 feet, the maximum height of the signs on the clock tower is more than 12 feet. The applicant is requesting a variance from this requirement. Note: the Public Works Director has reviewed the existing location of the signs and has indicated that the signs should not be an obstruction to traffic sight lines under the premise that the existing signs are not changing dimensionally and not making the existing situation any worse.

*Aggregate Sign Area:* Based on the property's frontage on Second Street West (248 feet), the maximum aggregate sign area allowed for the parcel is 105 square feet. The total aggregate sign area for the property would be ±80 square feet, including the three refaced monument sign (80 square feet). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021.G). The proposal is consistent with this requirement.

*Size Limitations:* No sign shall exceed 48 square feet in total area (§18.16.022). The proposal is consistent with this requirement as the wall signs would have an area of 23.75 and 2.08 square feet and the freestanding sign would have an area of 19.7 square feet per side.

*Number of Signs:* Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for

any one business (§18.16.010). The proposal is not consistent with these requirements in that there would be three signs for the business including the two wall signs and freestanding sign; the City Council approved the number of signs in 1987.

*Existing Signs:* During the site visit, staff observed an illegal sign displayed on the property consisting of a banner type sign, which should be removed immediately. Decorative banners and flags may be used for grand opening or special events for a maximum period of 15 consecutive days, or for holidays for a period of no more than 45 total days per year and may be permanently displayed if first approved by the DRHPC. In no event shall advertising copy be displayed on any banner (18.020.110).

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

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

*Variances:* As noted above, the proposed signs would be located closer than 6 feet to the sidewalk. The DRHPC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

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

In addition to the variance findings, in order to approve the location of the freestanding sign closer than six feet to the sidewalk an addition finding is required that the sign will not limit, restrict, impede, or impair sight distance or visibility.

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

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## Commission Discussion

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**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. *Sign drawings*

cc: David Ford  
124 Allimore Court  
Roseville, CA 95476

Sonoma Valley Inn and Krug Event Center  
550 Second Street West  
Sonoma, CA 98476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

## **Best Western – 550 2<sup>nd</sup> Street West**

We are proposing to revise the signage for the existing Best Western Sonoma Valley Inn based on new national branding. The proposed changes are as follows:

- Re-face one existing double-faced monument sign and retrofit the internal lighting from fluorescent to LED.
- Remove the “Best Western” and underline from two existing wall signs, the remaining “Sonoma Valley Inn” wall sign letters will remain as is with no changes.

The re-facing of the existing monument sign is being done to match the new color and branding for Best Western on a national scale. The retrofit of the electrical from fluorescent to LED will make the lighting more reliable and energy efficient. The monument sign structure is constructed of wood with the existing sign cabinet made of aluminum. The existing sign faces are polycarbonate and will be replaced with sign faces of the same material, no changes to the sign structure or cabinet are proposed.

The existing lettersets are constructed of aluminum with acrylic faces, the only change being proposed is the removal of the “Best Western” letters which will reduce the overall sign area from 29 SF to 22 SF per sign.

The new signage will comply with the existing sign ordinance as there is no increase to the overall square footage (it is being reduced with the changes to the wall signs) or the signs which will illuminate.

The sign designs will remain the same as the current signage which is consistent with the existing building and other businesses of this type in the area. The sign illumination turns on at dusk and turns off at sunrise.

OCT 13 2016



Site Recommendation Book  
05461  
Sonoma Valley Inn and Krug  
Event Center  
550 2nd Street West  
Sonoma, CA 95476



Sign Number	Existing Sign Type	Recommendation	Proposed SQFT
E01	3'-4" x 7'-2 1/4" Sign Cabinet between Double Pole	Remove existing faces and dispose. Replace with new 3'-4" x 7'-2 1/4" poly faces and install led retro Fit kit. Copy: BW Best Western Sonoma Valley Inn	32
E02	Custom Best Western Letterset and underscore with Custom "Sonoma Valley Inn" Illuminated Letterset	Remove and Do Not Replace "Best Western" Letterset and underscore. Leave "Sonoma Valley Inn" Letterset as is	N/A
E03	Custom Best Western Letterset and underscore with Custom "Sonoma Valley Inn" Illuminated Letterset	Remove and Do Not Replace "Best Western" Letterset and underscore. Leave "Sonoma Valley Inn" Letterset as is	N/A
E04	Window Vinyl	By Others	N/A
E05/E06/ E07	Custom Wall Plaques	By Others	N/A
		<b>Allowable SQFT</b>	177
		<b>Total Proposed SQFT</b>	32
		<b>Remaining Allowable SQFT</b>	145

**Notes:**

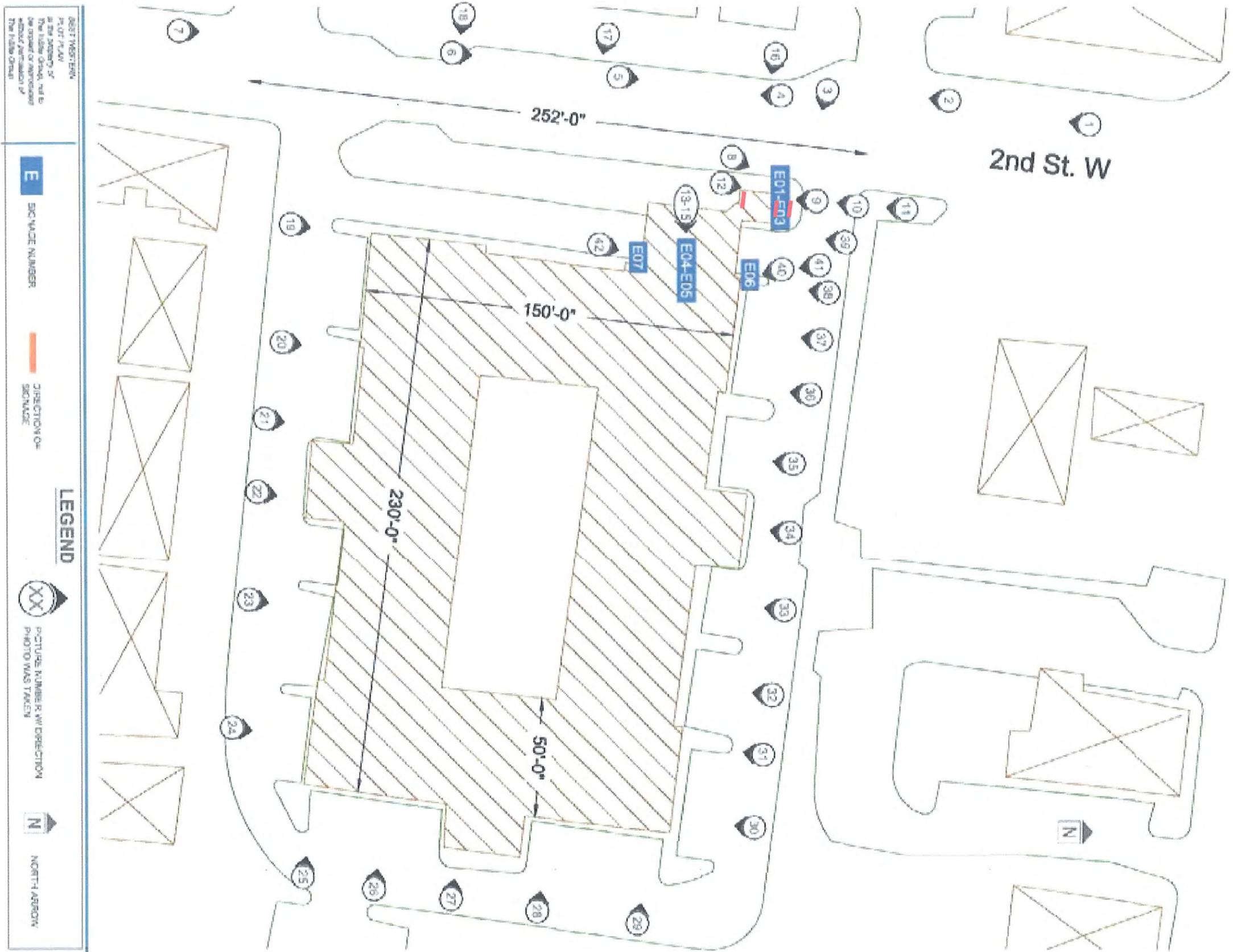
- Field verification required for sign mounting method and electrical.
- Structural engineering may be required.
- Cap electrical and patch holes as necessary. Any wall repairs and painting is the responsibility of the Member.
- Electrical for new signs to be brought to within 5' of sign by others, per electrical code.

**Caveats:**

- Reuse the existing footing and column(s) if City code allows. If the column(s) or structure is in disrepair or needs additional work to accommodate the new image signage, it may result in additional costs.
- Reuse the existing electrical. If the electrical is in disrepair or needs additional work, it may result in additional cost.
- Industry standard rock clause applies – refer to proposal for details.
- Landscaping can be removed by Member prior to installation. Any landscaping or repairs to landscaping after installation is by others.

# Exterior Site Plan

05461 Sonoma Valley Inn and Krug Event Center



Existing Exterior Sign

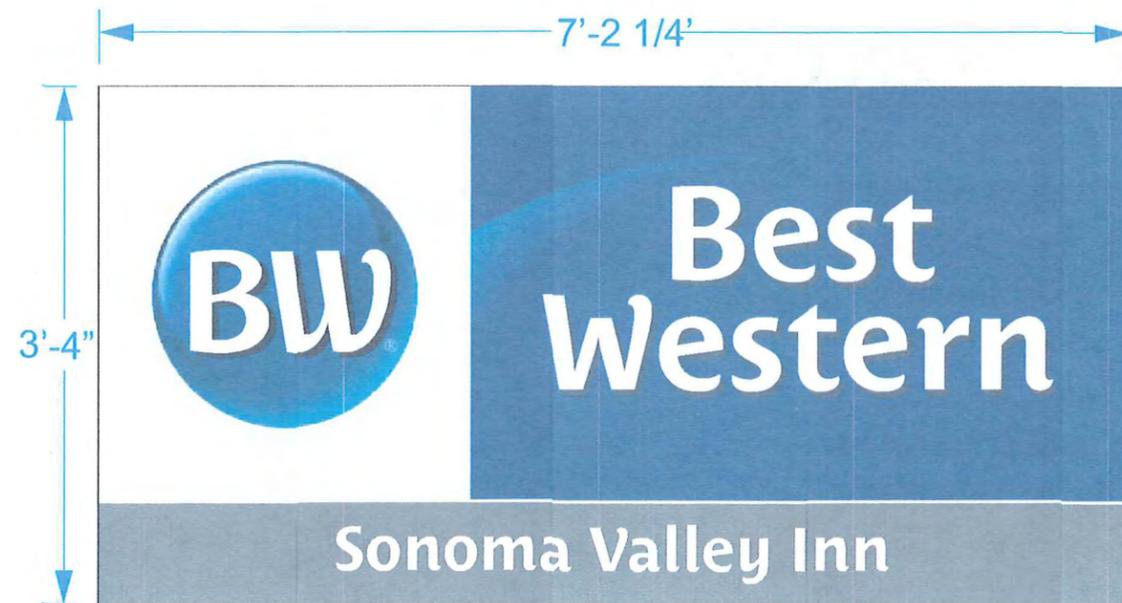
E01 32 SQFT Sign Cabinet between Double Pole



Recommendation

05461 Sonoma Valley Inn and  
Krug Event Center

Custom 32 SQFT Sign Cabinet Mounted to Existing Structure



Installation Instructions

Remove existing faces and dispose. Replace with new 3'-4" x 7'-2 1/4" poly faces and install led retro Fit kit. Copy: BW Best Western Sonoma Valley Inn

*Existing Exterior Sign*

E02

Custom Best Western Letterset and underscore with Custom "Sonoma Valley Inn" Illuminated Letterset

*Recommendation*

*05461 Sonoma Valley Inn and  
Krug Event Center*

Remove and Do Not Replace "Best Western" Letterset and underscore. Leave "Sonoma Valley Inn" Letterset as is



**Installation Instructions**

- Remove and dispose of "Best Western" Letterset and "Underscore" line from existing structure.
- Leave "Sonoma Valley Inn" Letterset as in on the structure.
- Cap electrical
- Re-surfacing, paint, and repair by others (if necessary)  
Silicone patch is included

*Existing Exterior Sign*

E03

Custom Best Western Letterset and underscore with Custom "Sonoma Valley Inn" Illuminated Letterset

*Recommendation*

*05461 Sonoma Valley Inn and Krug Event Center*

Remove and Do Not Replace "Best Western" Letterset and underscore. Leave "Sonoma Valley Inn" Letterset as is



**Installation Instructions**

- Remove and dispose of "Best Western" Letterset and "Underscore" line from existing structure.
- Leave "Sonoma Valley Inn" Letterset as in on the structure.
- Cap electrical
- Re-surfacing, paint, and repair by others (if necessary)  
Silicone patch is included



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

**DRHPC Agenda Item: 4**

**Meeting Date: 10/18/16**

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**Applicant**

Well Design

**Project Location**

8 West 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)  
Built between 1941 and 1953  
(This property is listed on the Sonoma Plaza District as a non-contributing building)
- 

**Request**

Consideration of a wall signs and a projecting sign for a commercial building (Slice Shack) located at 8 West Spain Street.

---

**Summary**

*Wall signs:* One new wall sign is proposed on the building. The sign is proposed on the south facing portion of the building (facing West Spain Street), on the west side of the entrance door. The sign is 2 square feet in area (18 inches tall by 16 inches wide). The sign would consist of an aluminum composite sign panel with digital print graphics. Copy on the sign would consist of white and black lettering on a red background. Illumination is not proposed.

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

*Projecting Sign:* A two-sided projecting sign 4.69 square feet in area (26 inches tall by 26 inches wide) is proposed on the south portion of the building (facing West Spain Street). The sign would be located perpendicular to West Spain Street above the entrance to the restaurant. The face of the sign would consist of an acrylic sign panel surrounded by a welded aluminum frame. Copy on the sign would consist of black and yellow letter on a red background. Illumination is proposed in the form of internal illumination. The applicant is proposing to illuminate the sign from a half hour before sundown until closing time. Normal business hours are from 11 a.m. to 10 p.m. Monday through Thursday and 11 a.m. to 11 p.m. Friday and Saturday.

*Projecting Sign Regulations (§18.20.150):* Projecting signs shall not exceed nine square feet in area on each side. Projecting signs shall not project over four feet from any wall surface nor be closer than four feet to any curb line of a public street. No projecting sign shall extend above the top level of the wall upon or in front of which it is situated, or in the case of building having sloping roofs, above the eaves of the roof. Any sign which is suspended or projects over any public or private walkway or walk area shall have an overhead clearance of at least seven feet. The proposal is consistent with these requirements in that the each side of the projecting sign would have an area of 4.69 square feet, the sign would project four feet from the wall, would be located seven feet from the sidewalk, and would provide an overhead clearance of

*Aggregate Sign Area:* Based on the property's frontage on West Spain Street (19 feet), the maximum aggregate sign area allowed for the parcel is 18.4 square feet. The total aggregate sign area for the property would be ±9.04 square feet, including the proposed wall signs (2 square feet in area) and the project sign (7.04). The proposal is consistent with this requirement. It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021).

*Number of Signs:* Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). The proposal is consistent with this requirement.

*Existing Signs:* During the site visit, staff observed an illegal sign displayed on the property consisting of portable

freestanding sign, which should be removed immediately. Portable freestanding signs may be approved by the Planning Director or his or her designee anywhere in the city in conformance with this section except in commercial shopping centers with approved sign programs and on sidewalks surrounding the Plaza with the exception of the Place des Pyrenees (18.020.140.B).

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

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

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

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## Commission Discussion

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### 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. *Sign Drawings.*

cc: Well Design  
254 First Street East  
Sonoma, CA 95476

Slice Shack  
8 West Spain Street  
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

**PROJECT NARRATIVE:**

Mary's Pizza Shack is requesting approval of a new projecting and wall sign located at 8 West Spain Street. The new business will be Slice Shack by Mary's and will offer pizza by the slice. The proposed signage serves as the Slice Shack's primary identification and showcases their brand logo.

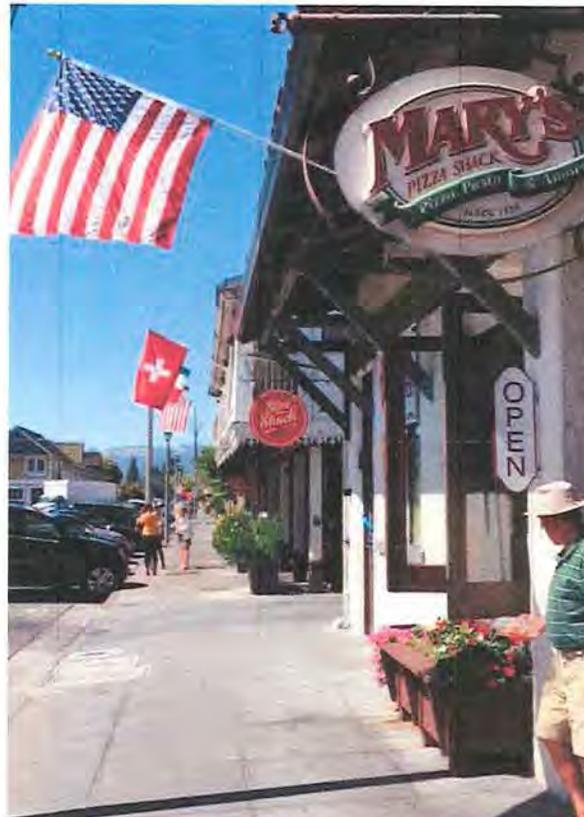
The projecting sign is comprised of a welded aluminum frame and acrylic sign panels that will be internally illuminated to glow at night. Illumination is proposed from a 1/2 hour before dusk to closing time. The wall signs are comprised of aluminum composite panels, digital print graphics and will be stood off from the wall using stand-off hardware and spacers.

The sign program has a tasteful design which compliments the existing neighboring Mary's Pizza Shack signage. All signage is within the allowable square footage for the property and meets all City of Sonoma signage regulations.

Thank you for your review of this application.



**EXISTING TEMPORARY HANGING SIGN**



**PERMIT  
DRAWINGS**

**PROJECT CONTACT:**

Neil Colwell  
Project Lead  
neil.colwell@welldesigninc.com  
707.933.0307 x 704

**GENERAL NOTE:**

These drawings are for the intended recipient(s) only and it may be privileged and confidential. If you are not the intended recipient(s), or agent responsible, any review, e-transmission, conversion to hard copy, copying, circulation or other use of these documents & drawings is strictly prohibited and may be illegal. Concepts shown are proprietary until released by Sonoma Signs, and at the point of client approval and payment of services in full.

**CLIENT:**



**PROJECT:**

SLICE SHACK  
SIGN PACKAGE

**DETAIL:**

PROJECT NARRATIVE

**DATE SUBMITTED:**

SEPTEMBER 20, 2016

**WELL DESIGN**  
254 First St. East  
Sonoma, CA 95476  
707.933.0307  
info@welldesigninc.com

SEP 20 2016

# PERMIT DRAWINGS

## PROJECT CONTACT:

Neil Colwell  
Project Lead  
neil.colwell@welldesigninc.com  
707.933.0307 x 704

## GENERAL NOTE:

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## CLIENT:



## PROJECT:

SLICE SHACK  
SIGN PACKAGE

## DETAIL:

PROJECTING SIGN

## DATE SUBMITTED:

SEPTEMBER 20, 2016



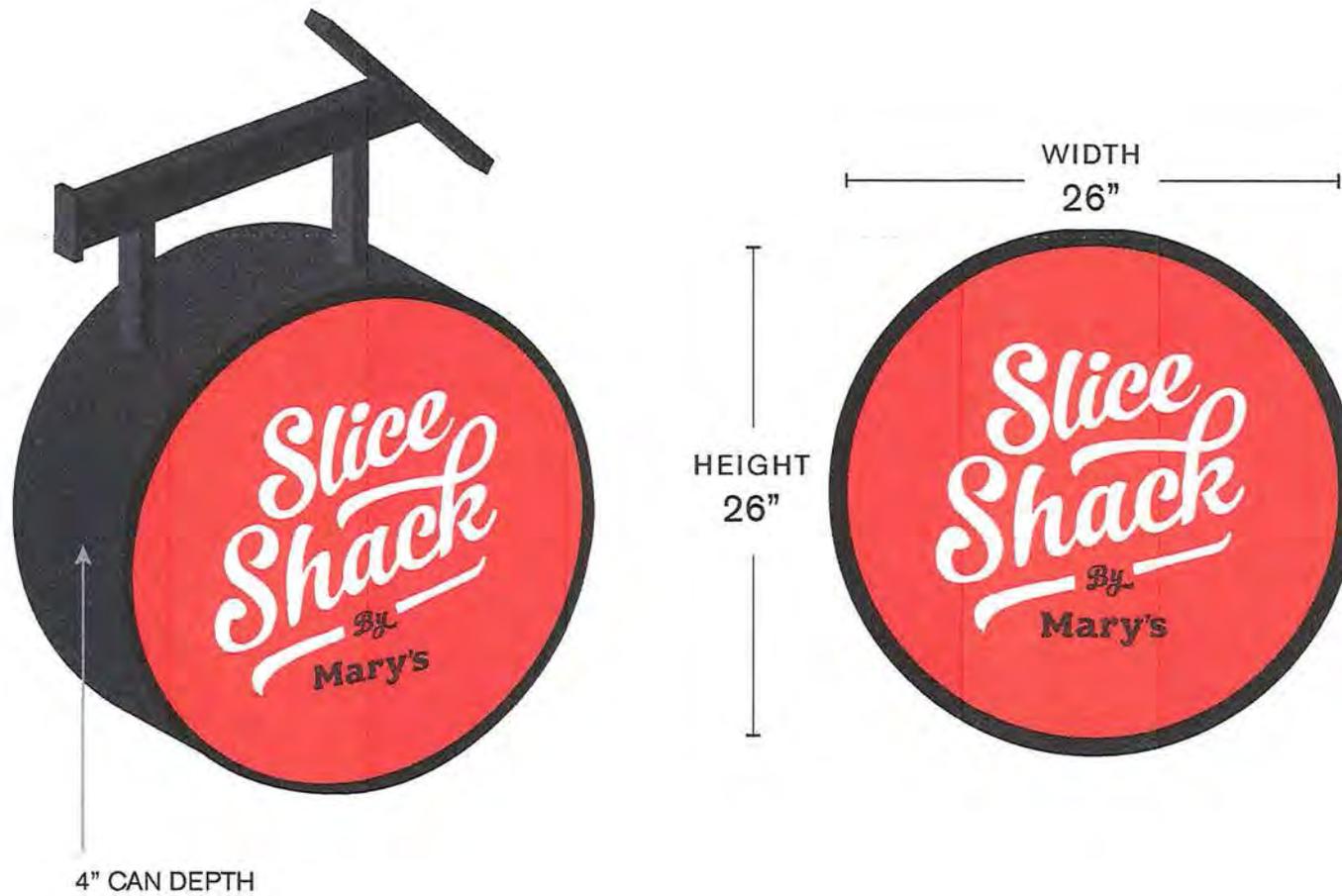
WELL DESIGN

254 First St. East  
Sonoma, CA 95476  
707.933.0307  
info@welldesigninc.com

7' (MINIMUM  
ABOVE GRADE)



# PERMIT DRAWINGS



## PROJECTING SIGN

### GENERAL PRODUCTION NOTES

WELDED ALUMINUM FRAME AND MOUNTING PLATE  
FRAME SHOWS ON FACE 1"  
ROUND SIGN PANEL, BOTH SIDES  
FLAT CUT TRANSLUCENT VINYL GRAPHICS (MATTE FINISH)  
INTERNALLY ILLUMINATED FACES, GLOW AT NIGHT

ON-SITE INSTALLATION TO EXISTING SUPPORT BEAM

### PROJECT CONTACT:

Neil Colwell  
Project Lead  
neil.colwell@welldesigninc.com  
707.933.0307 x 704

### GENERAL NOTE:

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### CLIENT:



### PROJECT:

SLICE SHACK  
SIGN PACKAGE

### DETAIL:

PROJECTING SIGN  
PRODUCTION SPECS

### DATE SUBMITTED:

SEPTEMBER 20, 2016

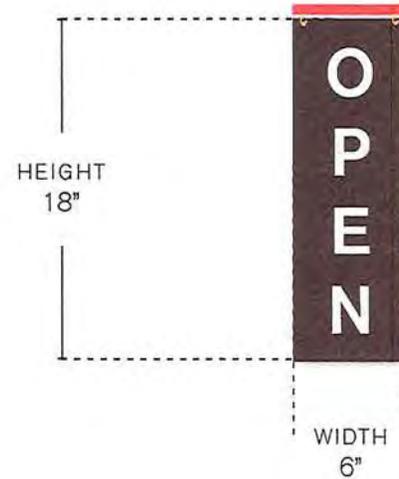
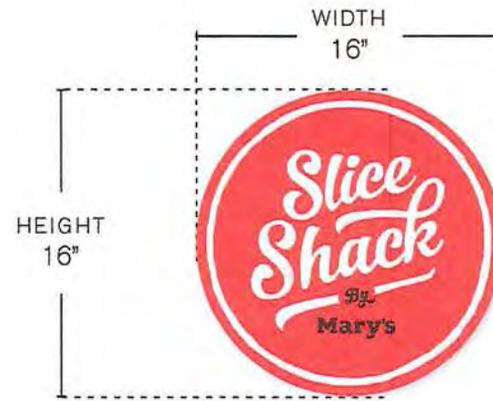


WELL DESIGN

254 First St. East  
Sonoma, CA 95476  
707.933.0307  
info@welldesigninc.com



**WALL SIGN & RIDER**  
 QUANTITY: 1



**LOGO SIGN**

ALUMINUM COMPOSITE SIGN PANEL  
 DIGITAL PRINT GRAPHICS  
 MATTE LAMINATE  
 1/4" SPACERS/STAND-OFF FROM WALL

**"OPEN" SIGN PANEL**

*(EXCLUDED FROM AGGREGATE SQUARE FOOTAGE, SIGN IS LESS THAN 1 SQ. FT.)*  
 ALUMINUM COMPOSITE SIGN PANEL  
 DIGITAL PRINT GRAPHICS  
 MATTE LAMINATE  
 HANGING HARDWARE INCLUDED

EXISTING LIGHTING TO BE UTILIZED

ON-SITE INSTALLATION TO WALL  
 LEFT OF ENTRANCE DOOR

**PERMIT DRAWINGS**

**PROJECT CONTACT:**

Neil Colwell  
 Project Lead  
 neil.colwell@welldesigninc.com  
 707.933.0307 x 704

**GENERAL NOTE:**

These drawings are for the intended recipient(s) only and it may be privileged and confidential. If you are not the intended recipient(s), or agent responsible, any review, e-transmission, conversion to hard copy, copying, circulation or other use of these documents & drawings is strictly prohibited and may be illegal. Concepts shown are proprietary until released by Sonoma Signs, and at the point of client approval and payment of services in full.

**CLIENT:**



**PROJECT:**

SLICE SHACK  
 SIGN PACKAGE

**DETAIL:**

WALL SIGN/RIDER  
 PRODUCTION SPECS

**DATE SUBMITTED:**

SEPTEMBER 20, 2016



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

**DRHPC Agenda Item: 5**

**Meeting Date: 10/18/16**

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**Applicant**

Barber Sign Company

**Project Location**

463 Second 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: 1989

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**Request**

Consideration of an illuminated wall sign and a window sign for a commercial building (Edward Jones) located at 463 Second Street West.

---

**Summary**

*Wall signs:* One illuminated wall sign is proposed. The sign is one-sided and proposed to be installed on the face of an existing building parallel to Second Street West. The proposed sign is 8 square feet in area (12 inches tall by 96.4 inches wide). The sign would consist of illuminated channel letters. Copy on the sign would consist of grey lettering. The applicant has stated that the sign will be illuminated from dusk to 9 p.m. and normal business hours are 9 a.m. to 5 p.m. (with evening appointments).

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

*Window Sign:* One window sign is proposed. The sign is one-sided and proposed to be installed on the south side of the front entrance. The proposed sign is 5.55 square feet in area (20 inches tall by 40 inches wide). The sign would consist of white acrylic lettering.

*Window Sign Regulations (§18.20.200):* Permanent or temporary window signs shall not cover more than 20 percent of the aggregate area of each window facing a public right-of-way. Permanent window signs shall require review by the DRHPC, and shall be included in the total aggregate sign area allowable for the site. Display of temporary window signage shall not exceed 90 days per year. The proposed window sign covers more than 20 percent of the area of the window (37%); the applicant is requesting a variance from this requirement.

*Aggregate Sign Area:* Based on the property's frontage on Second Street West (53feet), the maximum aggregate sign area allowed for the parcel is 27.2 square feet. The total aggregate sign area for the property would be ±25 square feet, including the existing freestanding sign (11.5 square feet), proposed wall sign (8 square feet) and window sign (5.55 square feet). The proposal is consistent with this requirement.

*Size Limitations:* No sign shall exceed 48 square feet in total area (§18.16.022). The proposal is consistent with this requirement as the wall sign would have an area of 8 square feet and the window sign would have an area of 5.55square feet per side.

*Number of Signs:* Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). The proposal is not consistent with these requirements in that there would be two signs for the business including the wall sign and window sign.

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

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

*Variances:* As noted above, the proposed window sign covers more than 20 percent of the aggregate area of each window. The DRHPC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

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

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

**Commission Discussion**

**Design Review and Historic Preservation Commission Action**

Approved       Disapproved       Referred to: \_\_\_\_\_       Continued to: \_\_\_\_\_

Roll Call Vote: \_\_\_\_\_ Aye      \_\_\_\_\_ Nay      \_\_\_\_\_ Abstain      \_\_\_\_\_ Absent

**DRHPC Conditions or Modifications**

Attachments

1. *Project narrative*
2. *Sign drawings*

cc: Barber Sign Co., Inc., via email  
600 Pennsylvania Street  
Vallejo, CA 94590

Edward Jones  
463 Second Street West  
Sonoma, CA 95476

SF Bay Limited partnership  
426 Second Street East #E  
Sonoma, CA 95476-6706

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall



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

**DRHPC Agenda**  
**Item: 6**

**Meeting Date: 10/18/16**

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**Applicant**

Rancho Maria Family Vineyards

**Project Location**

481 First Street West

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**Historical Significance**

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
  - Listed on California Register of Historic Resources (Significant)
  - Listed within Local Historic Resources Survey (Potentially Significant)
  - Over 50 years old (Potentially Significant)
- Year Built: circa 1890
- 

**Request**

Application for design review of new paint colors for a commercial building (Rancho Maria Family Vineyards) located at 481 First Street West.

---

**Summary**

The applicant is proposing a new color scheme for the existing building. The applicant is proposing to paint the exterior of buildings as follows (see attached color samples and pictures of the building):

- The main body is proposed to be painted iron gate (Benjamin Moore 1545).
- The front posts are proposed to be painted baja dunes (Benjamin 9970).
- The window facing is proposed to be painted baja dunes (Benjamin Moore 9970).
- The window glazing bars and rails are proposed to be painted night horizon (Benjamin Moore 2134-10).
- The front door is proposed to be painted baja dunes (Benjamin Moore 997).
- The front door trim is proposed to be painted night horizon (Benjamin Moore 2134-10).
- The false front area above the roof is proposed to be painted iron gate (Benjamin Moore 1545).
- The trim on the false front area above the roof is proposed to be painted baja dunes (Benjamin Moore 9970).
- The fascia board is proposed to be painted iron gate (Benjamin Moore 1545).

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

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

**Other permits required:** In addition to the requirements of this title, all building improvements shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code,

shall obtain a building permit prior to installation. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Lisa Sevilla at (707) 933-2205 for information regarding City Encroachment Permits.

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## Commission Discussion

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### 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. *Color samples and pictures*
3. *Historic Resources Inventory*

cc:    Rancho Maria Family Vineyards  
      481 First Street West  
      Sonoma, CA 95476

Timothy and Elizabeth Krauss  
P.O. Box 149  
El Verano, CA 95433-0149

Mary Martinez, via will call at City hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

RECEIVED

OCT 12 2016

CITY OF SONOMA

Rancho Maria Wines  
Represented by Sebastian Juarez  
Design Review-Project Narrative  
481 First Street West, unit A

Rancho Maria Family Vineyards is requesting permission to re-paint the front exterior of 481 First Street West, unit A.

The current color scheme for the building has four different colors, two tones of red and two grays. After having the building inspected by painter, we have concluded that it has been well over five years since the building has been painted or sealed. As new tenants of the building, and new business to Sonoma, we would like to start fresh with a new color scheme.

We have taken countless walks around the plaza and have quickly fallen in love with the character of the town. We have decided that, because 481 is a historic building, we want something more traditional, so we looked to the mission for inspiration. The Mission has multiple tones of brown, kaki, white, and of course, a red clay roof. When looking at 481 and the buildings that surround it, we have Eraldi's and Stiners with beautiful brick buildings. We also have Large Leather, which is a bright red and light grey and Figone's Olive oil, which is yellow and brown. After much consideration and careful thought, we have decided that a rich iron and light kaki would work with the reds on either side of our building, producing a more traditional mission style look.

The proposed color scheme, (see attached) will use a rich metal color called Iron Gate, as the primary color, (body of the building). The second color will use a light kaki color called, Baja Dunes, (trim/frame). The third color will use a darker iron color called Night Horizon (window/door seal). Examples of the proposed colors can be seen on the attachment provided, along with pictures of the brush outs on the building.

The first image moving left to right, is the crown molding on the rooftop. Which will use a combination of colors 1&2, iron gate and baja dunes. The second image is the front door, which will use colors 2&3, baja dunes and night horizon. The third image is the front window, which you can see all three colors together. Color 1 sits on the body of the building, while colors 2&3 sit on the frame of the window and window seal. The fourth image is the front support column, which will use colors 2&3.

All colors will be purchased from Benjamin Moore paints.

Benjamin Moore  
Iron Gate (1545-7k)  
Baja Dunes (997-7g)  
Night Horizon (2134-10)

HISTORIC RESOURCES INVENTORY

(State use only)

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

IDENTIFICATION

1. Common name: Real Estate Information Center & Bear Flag Realty
2. Historic name, if known: Unknown
3. Street or rural address: 481 & 483 First St. W.  
 City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Della & Lewis Colby Address: PO Box 125  
 City: Sonoma ZIP: 95476 Ownership is: Public  Private
5. Present Use: Real Estate Offices Original Use: \_\_\_\_\_  
 Other past uses: Hardware store, candy store, offices.

DESCRIPTION

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

These two Italianate false front wood pioneer buildings are situated on the west side of the Plaza. Believed to have been two separate buildings, they are now joined with a center portion. The northern building has a taller false front with over-hanging cornice and scrolled brackets. This building features commercial front windows each with 8 horizontal lights and a roof supported on posts overhanging the sidewalk. The south building features a narrow cornice and brackets, antilevered roof across front and commercial windows of 2 lights over 2. The double entrance door is recessed with a light transom above and a diagonal window on either side. Exterior is horizontal wood clapboard.

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 80 & 80  
 Depth 93 & 90 ;  
 or approx. acreage \_\_\_\_\_

9. Condition: (check one)

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

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

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

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

12. Threats to site:

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

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

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

14. Primary exterior building material: a. Stone  b. Brick  c. Stucco  d. Adobe  e. Wood   
f. Other
15. Is the structure: a. On its original site?  b. Moved?  c. Unknown?
16. Year of initial construction @1890 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):

Some of the uses of these buildings - The south building at one time was Nichelini Hardware Store. Maffei & Nichelini had a hardware business at First St. West and West Napa. When they split, Nichelini moved here. Prior to that Mrs. Yenne had a candy store until 1920. John Bonnoitt, engineer, had his office here. O.R. Wagner's real estate office - they owned property and had their home on Broadway and Andrieux. Julie and Del Emparan then had real estate office here. Later Emparan/Woods/Franquelin Colby had an insurance business, and the Nelson contractors.

These two Italianate false front pioneer buildings have served many commercial uses and are two of the oldest existing buildings on the Plaza

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

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

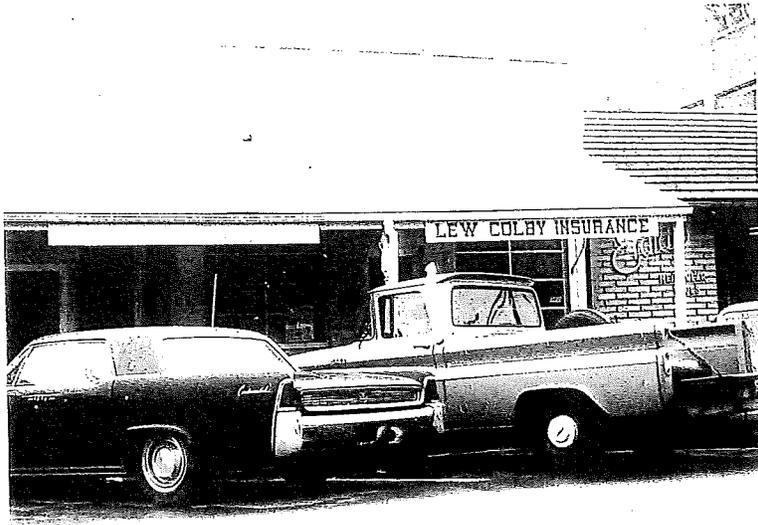
Laurence Tate, Jan. 1979  
Pete Kiser - April 1979

23. Date form prepared: 2/6/79 By (name): Johanna M. Patri  
Address: 621 Napa Rd. City: Sonoma ZIP: 9547  
Phone: 996-6412 Organization: Sonoma League for Historic Pres.

(State Use Only)







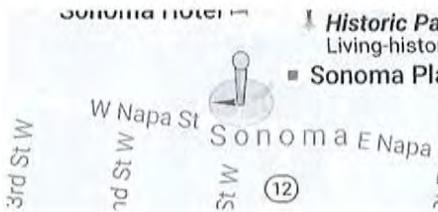
# Google Maps 1st St W



Image capture: Apr 2016 © 2016 Google

Sonoma, California

Street View - Apr 2016



1. Primary



2. Secondary



3. tertiary

SEP 23 2016

Rooftop detail



Front door



Front window



Front Support Column



Iron gate

1545 7k

1. Primary color body

baja dunes  
dunas de baja

2. Secondary trim/frame

997

3, tertiary window seals  
small detail

2134-10

night horizon

OCT 0 8 2016



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

**DRHPC Agenda**  
**Item: 7**

**Meeting Date: 10/18/16**

---

**Applicant**

Robert Baumann & Associates

**Project Location**

579 First Street East

---

**Historical Significance**

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

**Request**

Design review of proposed alterations and an addition to the residence located at 579 First Street East.

---

**Summary**

**Site Description:** The subject property is a 7,440-square foot parcel located on the west side of First Street East less than one block from the Plaza. The property is currently developed with a ±1,509 square-foot, one-and-a-half-story home with a detached carport. The residence was initially constructed in 1850 with a substantial renovation occurring in 1931 and a remodel in 1972. 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, is a listed California Historical Landmark (#667) and is identified as a contributing resource to the Sonoma Plaza National Historic Landmark Historic District. A recent Historic Resource Evaluation, prepared by Garavaglia Architecture, Inc. (enclosed), found that the property does display a level of historical significance and integrity that would qualify it for listing as a historic resource on the National Register of Historic Places and on the California Register of Historical Places under Criterion A/1 for a historic event associated with the American occupation of California, and under Criterion C/3 as an early remaining example of Spanish Colonial architectural style.

**Proposed Project:** The project proposes a remodel and an addition to the existing residence in conjunction with construction of a new concrete pizza oven/grill, new soaking tub, and two new decks. The project would increase the living area of the home by 538 square feet (from 1,509 to 2,047 square feet). In general, the home would be expanded on the north (removing and replacing an addition), including a one-story master suite on the south side of the property. In addition, at the upper floor, a new dormer is proposed facing the rear of the property. Proposed structural modifications include four structural steel bent frames to be inserted at four locations across the length of the adobe. Located through the floors and walls, each bent frame will lead into the foundation, which will be reinforced at these locations. A wooden bond beam will be attached to the upper portion of the adobe wall at the attic. It is possible that a portion of the wall or the rafters will need to be modified for the installation of the bond beam. Depending on the condition of the wall and beams a new bond beam may be placed at the top of the adobe wall. Collar ties at the exposed ceiling will be attached to the ridge beam at either side of the new dormer, in addition to dowels along the top of the adobe wall as support for the new dormer. Alternatively, the applicant is requesting approval of an alternate design option which would add light to the upper level of the existing adobe without requiring the use of minimally obtrusive steel frames. Alternate option A (see attached drawing) is to add three smaller dormers, instead of a single large dormer, in order to minimize changes to existing roof framing and remove the need for posts at the interior of the space.

Proposed materials include board and batten siding (painted the same color as the existing adobe), Loewen casement windows and Loewen swinging terrace and French terrace doors (see attached manufacturer specification sheets), and cedar shake roofing (see attached manufacturer specification sheets). Existing materials on the adobe building, including doors and windows, would be refurbished where possible or replaced in kind if deteriorated beyond reuse. The existing adobe walls at the perimeter of the home shall be retained, patched, and repaired as described in the historic resource evaluation recommendations.

The shed indicated on the site plan has been removed. Further details can be found in the attached project narrative and

accompanying materials.

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

- *Setbacks:* The new residence will meet or exceed the normal setback requirements.
- *Coverage:* At 28%, 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 0.28, which is less than the 2.0 maximum allowed.
- *Parking:* One covered parking space is provided in the detached garage. This meets the requirement.
- *Height:* The one-and-a-half-story residence would have a maximum ridge height of 18 feet, which is less than the 30-foot height limit allowed in the zone.

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

**Design Review:** Alterations to existing 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 September 2016. This evaluation found that the property does display a level of historical significance and integrity that would qualify it for listing as a historic resource on the National Register of Historic Places and on the California Register of Historical Places under Criterion A/1 for a historic event associated with the American occupation of California, and under Criterion C/3 as an early remaining example of Spanish Colonial architectural style, 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 significant environmental features on 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, the property to the south is an office and storage building, and the property to the north is a vacation rental. Proposed additions to the residence should be sensitive to the surrounding historic resources, including the Julius Pope House to the east (564 First Street East) and the Women’s Club building to the east (574 First Street East) in terms of scale, massing, and materials.
4. *The location, design, site plan configuration, and effect of the proposed development.*  
A Standard Compliance Review for the proposed addition was completed for the property in September 2016. This report found that the proposed project is compliant with the Secretary of the Interior’s Standards for Rehabilitation. Specifically, the report indicates that the project is compliant with Standards 1, 2, 3, 4, 5, 6, 7, and 8. It is marginally compliant with Standards 9 and 10, as the proposed modification to add a dormer on the upper floor of the adobe portion of the home would involve the removal of historic fabric. Overall compliance is not necessarily a direct sum of the level of compliance with each individual standards; that information, however, is weighed with the overall impact on both the design and historical significance of the resource. Depending on the reasons for significance, and the level of importance of the resource, different levels of overall compliance may result. Because of the nature of the proposed alterations to the house, the report found that the proposed project to be compliant with the Secretary of the Interior’s Standards overall.

In addition, the report makes suggested modifications to the proposed project including recommending that those involved with the project become familiar with the National Parks Service-issued Preservation Brief 5:

*Preservation of Historic Adobe Building.* It is also recommended that an historical conservator is hired to material test the adobe brick and coating, assess the conditions of the adobe, and give recommendations for or perform conservation works. Finally, the contractor hired for the project should be familiar with historic preservation practices and ideally versed in working with historic adobe construction. The applicant has indicated that the engineering firm that has been hired has extensive historic preservation experience, specifically with unreinforced masonry projects.

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.

**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 579 First Street East, Sonoma CA, Historic Resource Evaluation and Secretary of the Interior's Standards Compliance Review prepared by Garavaglia Architecture, Inc.). 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. It meets all relevant requirements associated with residential development in the Low Density Residential zone, including limits on height, setbacks, Floor Area Ratio, and lot coverage.
2. *On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.*  
By preserving and restoring the original structure and by clearly distinguishing the new building elements from the original structure through setbacks, design and materials, while maintaining compatible scale and massing, the proposed project would not impair those aspects of the property and would maintain its contribution to the character of the neighborhood. 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.
4. *The project will not impair the historic character of its surroundings.*  
The building walls and roof of the original residence will not be altered, except by the addition of a dormer on the upper floor of the adobe. The project includes a proposed residential addition, which would be setback eleven feet from the east property line. This addition will not significantly diminish public views of the original residence and it complies with height, setback, coverage and other applicable limitations of the Development Code.
5. *The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.*  
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, is a listed California Historical Landmark (#667) and is identified as a contributing resource to the Sonoma Plaza National Historic Landmark Historic District. The building walls and roof of the original building will be retained and restored, with the exception of the addition of a dormer on the second floor; thereby, preserving its compatibility with the site and its surroundings as well as its contribution to the NRHP district. The proposed addition to the house is substantially set back from the original building and clearly distinguished from it, in terms of its design and materials, and is compatible in its design, 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 retention and rehabilitation of the original structure maintains its essential architectural features and thereby preserves its contribution to the historic character of the 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 Historic Resource Evaluation and Secretary of the Interior's Standards Compliance Review prepared by Garavaglia Architecture, Inc. finds that the proposed project meets the Secretary of the Interior's Standards, which means that application is considered to be categorically exempt from CEQA.

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

*Note:* The DRHPC should consider including a condition of approval relating to the removal of the existing addition to ensure that the demolition methods are consistent with the Secretary of Interior Standards. Staff recommends that the condition of approval include the following language: Demolition methods for the removal of the existing addition shall be subject to staff approval and submitted in conjunction with the Building Permit application to confirm that the demolition methods are consistent with the Secretary of Interior Standards.

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## Commission Discussion

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### 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 Manufacturer Specifications
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  
545 Third Street West  
Sonoma, CA 95476

Andrew Mariani  
579 first Street East  
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall



**Robert Baumann + Associates**

**CA License # C28431**

545 Third Street West, Sonoma, CA 95476

P - 707.996.7947 F - 707.996.7904

[rb@robertbaumann.com](mailto:rb@robertbaumann.com)

DATE: September 20, 2015

TO: City of Sonoma, Planning Department

**RE: D.R.H.P.C. PROJECT NARRATIVE – Mariani Residence, 579 First Street East**

The new Owners of this property are young, busy professionals. Andrew is a winemaker and part-owner of a winery. Lia is a music producer, songwriter and vocalist. They view this home as a simple, urban oasis; a place to relax, calm down and remove themselves from the demands and stresses of their professional lives. They recently became a family with the delivery of a healthy baby girl on September 19<sup>th</sup> - just last night as I write this narrative! They see this adobe structure as a tranquil, simple, comfortable space to raise their daughter, live, be creative, and enjoy life with their friends.

Otherwise known as the Nash-Patton Adobe, this well-known historic building sits just 1 block from the southeast corner of Sonoma's historic plaza, and is a registered California Historic Landmark (#667). It was home to several events that were significant to Sonoma's history, further explained in our consultant's Historic Resource Evaluation (HRE), submitted concurrently with this narrative. In anticipation of remodeling this historic structure, the Owners hired Michael Garavaglia of Garavaglia Architecture, Inc., to conduct the historic research. While the intent of this narrative is not to repeat the consultant's findings, the historic importance of this structure is perhaps best summarized on the plaque placed on the front of the home by the California State Park Commission:

*"This house was built by H. A. Green in 1847. Here John H. Nash was taken prisoner by Lieut. William T. Sherman in July 1847 for refusing to relinquish his post as alcalde to Lilburn W. Boggs. It was restored in 1931 by Zolita Bates, great granddaughter of Mancy Patton Adler, who lived here after her marriage in 1848 to Lewis Adler, pioneer merchant of San Francisco and Sonoma."*

The main body of the existing home is comprised of four adobe walls forming a rectangle, each a story and a half high, with an area of 741 square feet. A more recent addition attached to the rear of the old adobe structure is approximately 768 square feet in size, for a total of 1509 square feet of enclosed living space. The original front porch of approximately 213 square feet is located fairly close to the street, as is an existing wood-framed carport of approximately 243 square feet (complete with an arched wood roof) on the south side of the property.

Removal of the existing addition is being proposed to allow for construction of a new addition. The old addition extends approximately 2'-0" over the northern property line; replacing the addition will allow us to rebuild it in a conforming location. Approximately 1306 square feet of living space shall be added on to the 741 square foot adobe structure for a total 2047 square feet of enclosed living space. The entire addition shall be lower than the existing ridge height of the adobe structure, and shall be entirely behind the existing structure when viewed from the street. A total of four trees are to be removed to allow for construction of the new addition. Two of these trees are currently malformed due to close proximity with the existing older addition on the north side of the property.

The engineering firm, ZFA, has been hired to provide structural and conservator design services. They have extensive historic preservation experience, specifically with unreinforced masonry projects. The front of the home shall be restored to the farthest extent possible using the latest preservation materials and techniques that are available. Existing adobe walls at the perimeter of the home shall be retained, patched and repaired

as per the HRE Recommendations. The structure's longevity shall be increased through preservation techniques such as: the introduction of minimally obtrusive steel frames for lateral bracing; installation of a wood bond beam and dowels on top of the adobe wall for increased strength; and diversion of rain water from the base of the adobe walls. Other exterior materials such as doors, windows, flooring, and porch roof framing shall all be preserved or replaced in like-kind if they have deteriorated beyond re-use.

We are also asking for consideration of an alternate design option which would add light to the upper level of the existing adobe without requiring the use of minimally obtrusive steel frames. Alternate option A is to add three smaller dormers, instead of a single large dormer, in order to minimize changes to existing roof framing and remove the need for posts at the interior of the space.

The Owners envision an interesting juxtaposition between the old adobe and the modern addition. One enters the house through the adobe (dark, low ceiling, small doors, thick walls, cozy, wintery) and passes from there into a modern, clean, bright, airy living space that opens seamlessly into a secret garden; a hidden oasis. This indoor / outdoor living space is the core of the house and life.

With the exception of contiguous cedar shake roofing, exterior materials at the addition will not match exterior materials on the existing historic home in order to distinctly differentiate new from old. New board and batten siding will be painted the same color as the existing adobe to relate to the old home but clearly be different in texture and pattern. Color specifications and a material sample board will be presented at the hearing on October 18<sup>th</sup>.

The Owners are also advocates 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. Preservation and restoration of the entire historic adobe structure, and re-use of deconstructed wood framing and other materials from the demolition of the more recent addition to the old adobe.
2. Efforts to improve storm water management on site, including implementation of rain water downspout leaders and drainage swales to direct water away from the foundation, thus increasing the preservation of the old adobe walls.
3. Adoption of water efficiency measures, including specifying low-flow plumbing fixtures, and drought tolerant plants allowing low-volume landscape irrigation.
4. Implementation of high-efficiency water heaters and furnaces, Energy Star rated appliances, and dual pane low-E windows shall be used throughout.
5. 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 the integrity and contribution of this historic structure to City of Sonoma.

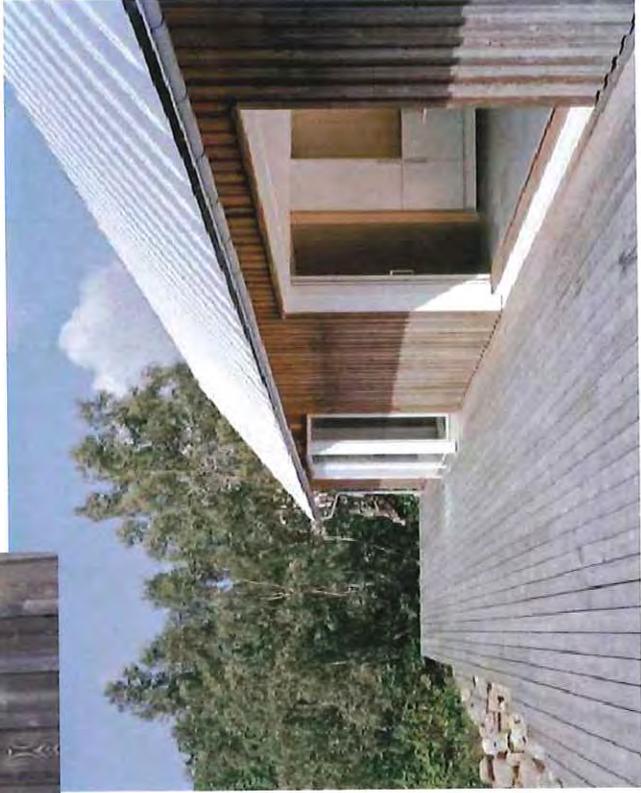
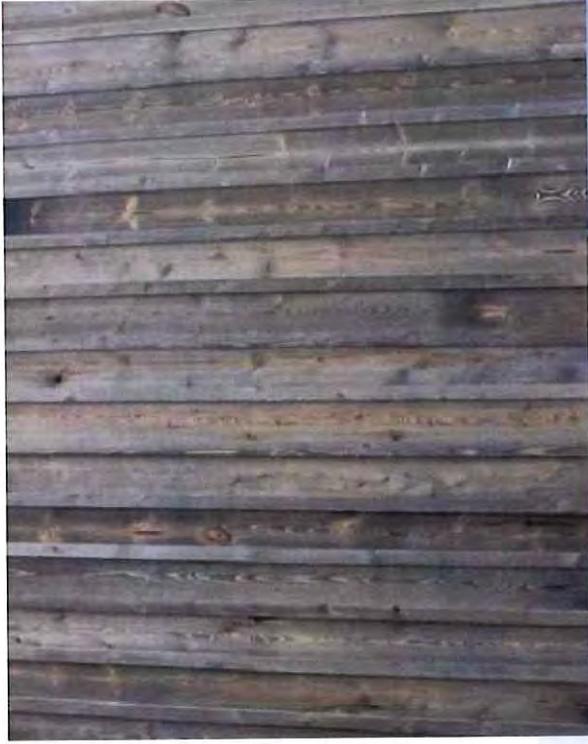
If you require additional information, or have any questions about the submitted material, please contact me at your earliest convenience.

Thank you,



Robert Baumann, *Architect*

WOOD SIDING FOR ADDITION, TYP. FOR ALL  
NON-ADOBE EXTERIOR WALLS 2X2" BATTENS  
@ 5 3/4" C.T.C. OVER 1x6" PLANK RAINSCREEN  
MEMBRANE AND WEATHERPROOFING  
BENEATH TREATED REDWOOD OR CEDAR  
ALLOW TO SILVER WITH WEATHER EXPOSURE



ROBERT BAUMANN + ASSOCIATES  
9/20/16 DRHFC SUBMITTAL

MARIANI RESIDENCE  
WINDOWS AND EXTERIOR DOORS

SEP 23 2016

SEP 23 2016



**Cedar Shake &  
Shingle Bureau**



# **CERTI-LABEL™**

## **Yellow Cedar Shakes and Shingles**

### **Roofing & Sidewall Products**

*Chamaecyparis nootkatensis*; also known as Alaskan Yellow Cedar or Western Cypress  
100% Vertical Grain means reduced cupping and splitting

*Top grades have no knots  
and are flat grain free*



*Manufactured with pride by CSSB Members*  
**CERTI-WOOD™ : PART OF THE CERTI-LABEL™ FAMILY**

## YELLOW CEDAR SHAKES AND SHINGLES:

- Uniform pale yellow color when new, will weather to a light silver gray patina
- Fine texture, straight grain with no defects
- Excellent strength and wear
- Naturally durable and naturally resistant to insects
- Extremely stable species
- Heavier and more dense than Western Red Cedar
- Can be finished with a stain, paint, or left natural. Check with the coatings manufacturer for the best option.
- Popular in some historical applications

### CERTI-LABEL™ YELLOW CEDAR 100% VERTICAL (EDGE) GRAIN PRODUCTS:



Certi-Split® Handsplit and Resawn Shakes, Premium Grade

Lengths: 18-inch, 24-inch.

Thicknesses: 1/2" (medium), 3/4" (heavy), 1" plus (jumbo).

Recommended Use: For roofs of 4:12 slope and steeper and walls where a top quality product is desired.



Certi-Sawn® Tapersawn Shakes, Premium Grade

Lengths: 18-inch, 24-inch.

Thicknesses: 5/8", 3/4", 7/8".

Recommended Use: For roofs of 4:12 slope and steeper and walls where a top quality product is desired.



Certigrade® Shingles, Number 1 Grade

Lengths: 16-inch (Fivex), 18-inch (Perfection), 24-inch (Royal).

Thicknesses: 5/2 1/4" (5 butts together measure 2 1/4" thick).

Recommended Use: For roofs of 4:12 slope and steeper and walls where a top quality product is desired.



Packed in cartons

### Yellow Cedar Rebutted and Rejointed (R&R) Sidewall Shingles

Number 1 Grade

Lengths: 16-inch, 18-inch, 24-inch.

Recommended Use: For exterior and interior walls. A variety of finish and face texture options are available.



**US Address**  
PO Box 1178  
Sumas, WA  
98295-1178

**Canadian Address**  
#2 - 7101 Horne St.  
Mission, BC  
V2V 7A2

TEL: 604-820-7700  
FAX: 604-820-0266  
www.cedarbureau.org  
info@cedarbureau.com

OCT 06 2016



Nautilus Architects • POOL HOUSE

TECHNICAL GUIDE B  
CASEMENT WINDOWS

OCT 06 2016

*Loewen*

## PRODUCT FEATURES

### STYLES

Traditional, Mission®, French Push Out models. Quarter Round, Full Radius and Camber Top options.

### STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens with High Transparency mesh option
- Metal handle, cover, and locks

### HARDWARE

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

### GLAZING

Heat-Smart® Double, Heat-Smart® Triple, Tranquility® and StormForce™. StormForce™ is not available on all products.

### SIMULATED DIVIDED LITES (SDL)

Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

### CASING

WOOD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

METAL CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, Nose & Cove, Adams, Williamsburg and Contemporary.

### METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes. Available in **Cyprium Collection** (see section N).



Casement



Mission® Casement



French Casement  
(Camber Top)



Push Out Casement

LEGEND: ● Standard ○ Optional

	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
<b>HARDWARE STYLES</b>				
Folding Crank Handle	●	●	●	
Push Out Handle				●
Multipoint Lock	●	●	●	
Electric Operator	○	○		

	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
<b>VARIABLES</b>				
<b>Function:</b>				
Use for Egress <sup>3</sup>	●	●	●	●
Available with Screen	●	●	●	● <sup>1</sup>
Concealed Hardware	●	●	●	
<b>Durability:</b>				
Low Maintenance Metal Clad Exterior <sup>1</sup>	●	●	●	●
Clear Douglas Fir Exterior Finish	○	○	○	○
Clear Mahogany Exterior Finish	○	○	○	○
Primed Exterior Finish	○	○	○	○
Cyprium Collection	○			○
<b>Performance:</b>				
Heat-Smart® Double	●	●	●	●
Heat-Smart® Triple	○	○		○
Tranquility®	○	○		○
StormForce™	○	○		
<b>Appearance:</b>				
SDL	○	○	○	○

FINISH OPTIONS: REFER TO SECTION A.

1 – Various Standard and Architectural metal clad colors, including anodized finishes

2 – Swinging as standard, retractable screen optional

3 – Some size restrictions apply

## SPECIFICATIONS

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### STANDARDS

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

### FRAME & SASH

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

### ALTERNATE SPECIES

The entire Loewen product line is also available in optional Mahogany or optional FSC® chain of custody certified Douglas Fir (SCS-COC-005141).

### PRESERVATIVE TREATED

All wood parts are dipped in approved preservative.

### GLAZING

With countless glazing configurations and Low E coating options, we ensure that you can choose the perfect blend of protection and comfort.

### INSULATING GLASS

Double or triple glass configurations with 1/2" (13 mm) airspace.

### HEAT-SMART® SYSTEMS

Heat-Smart® best describes the benefits of the product that incorporates Low E coating and argon gas. Heat-Smart® systems help reduce heating and cooling costs, providing superior energy efficiency.

### SIMULATED DIVIDED LITES (SDL)

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

### METAL CLADDING

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Standard and Architectural Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

### HARDWARE

Standard Casement sash opens out to nearly 90 degrees for ease of cleaning. The roto gear operator will hold the sash at any position in its operating radius. The sash is supported by concealed heavy-duty hinges. All steel components are coated for superior corrosion protection.

### HARDWARE OPTION

Operator and sash locks are standard in bronze, linen, sandstone or black. Optional finishes are available at an additional charge.

### DOUBLE WEATHERSTRIP

The combination of a continuous, flexible foam weatherstrip and a flexible automotive type bulb weatherstrip ensures maximum energy efficiency and protection against air and water infiltration.

### SCREEN

Screens have a bronze, linen, sandstone or black aluminum frame, screened with anti-glare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available on Push Out models only.

### EGRESS

Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer for more details.

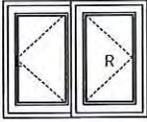
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Visit the [Loewen Photo Gallery](http://www.loewen.com) online at [www.loewen.com](http://www.loewen.com) for a large collection of Loewen product and elevation photography.

Numerous custom window configuration opportunities exist — please contact your Authorized Loewen Dealer.

Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. [Example: 3/4" is shown as 19 mm for all glass measurements.]

CAD Download: [www.loewen.com/architect](http://www.loewen.com/architect) | Installation Instructions: [www.loewen.com](http://www.loewen.com)



# CASEMENT 1 WIDE WINDOW SIZES

WIDTH

Rough Opening		16 1/2 [419]	20 7/16 [519]	24 3/8 [619]	28 5/16 [719]	30 1/4 [769]	32 1/4 [819]	36 3/16 [919]	
Frame		15 3/4 [400]	19 11/16 [500]	23 5/8 [600]	27 9/16 [700]	29 1/2 [750]	31 1/2 [800]	35 7/16 [900]	
Wood Exterior	Metal Clad	Visible Glass	9 3/4 [247]	13 11/16 [347]	17 5/8 [447]	21 9/16 [547]	23 1/2 [597]	25 1/2 [647]	29 7/16 [747]
25 1/16 [636]	24 3/8 [619]	23 5/8 [600]	17 3/8 [442]	CA1 0406	CA1 0506	CA1 0606	CA1 0706	CA1 0806	CA1 0906
29 [736]	28 5/16 [719]	27 9/16 [700]	21 5/16 [542]	CA1 0407	CA1 0507	CA1 0607	CA1 0707	CA1 0807	CA1 0907
30 15/16 [786]	30 1/4 [769]	29 1/2 [750]	23 5/16 [592]	CA1 0475	CA1 0575	CA1 0675	CA1 0775	CA1 0875	CA1 0975
32 15/16 [836]	32 1/4 [819]	31 1/2 [800]	25 1/4 [642]	CA1 0408	CA1 0508	CA1 0608	CA1 0708	CA1 0808	CA1 0908
36 7/8 [936]	36 3/16 [919]	35 7/16 [900]	29 3/16 [742]	CA1 0409	CA1 0509	CA1 0609	CA1 0709	CA1 0809	CA1 0909
40 13/16 [1036]	40 1/8 [1019]	39 3/8 [1000]	33 1/8 [842]	CA1 0410	CA1 0510	CA1 0610	CA1 0710	CA1 0810	CA1 0910
42 11/16 [1084]	42 [1067]	41 1/4 [1048]	35 1/16 [890]	CA1 0411	CA1 0511	CA1 0611	CA1 0711	CA1 0811	CA1 0911
48 11/16 [1236]	48 [1219]	47 1/4 [1200]	41 [1042]	CA1 0412	CA1 0512	CA1 0612	CA1 0712	CA1 0812	CA1 0912
56 9/16 [1436]	55 7/8 [1419]	55 1/8 [1400]	48 7/8 [1242]	CA1 0414	CA1 0514	CA1 0614	CA1 0714	CA1 0814	CA1 0914
60 1/2 [1536]	59 13/16 [1519]	59 1/16 [1500]	52 13/16 [1342]	CA1 0415	CA1 0515	CA1 0615	CA1 0715	CA1 0815	CA1 0915
64 7/16 [1636]	63 3/4 [1619]	63 [1600]	56 3/4 [1442]	CA1 0416	CA1 0516	CA1 0616	CA1 0716	CA1 0816	CA1 0916
72 5/16 [1836]	71 5/8 [1819]	70 7/8 [1800]	64 5/8 [1642]	CA1 0418	CA1 0518	CA1 0618	CA1 0718	CA1 0818	CA1 0918
84 1/8 [2136]	83 7/16 [2119]	82 11/16 [2100]	76 7/16 [1942]	CA1 0421	CA1 0521	CA1 0621	CA1 0721	CA1 0821	CA1 0921

HEIGHT

PRODUCT CODE

Glass Size = Visible Glass + 15/16" [24 mm]

New oversized CA operator up to CA1 1224

- watch for sizes where temp, tri sash, sash stabilizer etc. are read
- roto only
- rectangular

B4

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STANDARD SIZES SHOWN. ADDITIONAL SIZES MAY BE AVAILABLE. CUSTOM SIZES CAN BE ORDERED.

Note: • Available with Mission sash. For a unit with a Mission sash, subtract 13/16" [21 mm] from the vertical visible glass measurement.

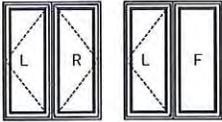
- SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.
- Available with Push Out hardware.
- For Masonry opening information see page A24-A29.
- Sizes are shown as double glazing, not all sizes may be available in triple glazing.

Meets US Egress → ← Meets Canadian Egress

- Egress calculations are based on the unit being opened at 70° for washability hinge, 80° for egress hinge, and having minimum clear openings of:
  - ★ USA: 20" in width, 24" in height, with a total egress area of 5.7 Sq Ft
  - ★ CAN: 15" in width, 15" in height, with a total egress area of 3.8 Sq Ft
- Please check your local building codes for any variation in Egress Standards from those stated above. For egress information, contact your Authorized Loewen Dealer.

Information is subject to change without notice. | CAD Download and Installation Instructions: [www.loewen.com](http://www.loewen.com)

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## CASEMENT 2 WIDE WINDOW SIZES

Rough Opening				WIDTH									
				Frame			32 1/4 [819]	40 1/8 [1019]	48 [1219]	55 7/8 [1419]	59 13/16 [1519]	63 3/4 [1619]	71 5/8 [1819]
				Wood Exterior	Metal Clad	Visible Glass	9 3/4 [247]	13 11/16 [347]	17 5/8 [447]	21 9/16 [547]	23 1/2 [597]	25 1/2 [647]	29 7/16 [747]
25 1/16 [636]	24 3/8 [619]	23 5/8 [600]	17 3/8 [442]	CA2 0806	CA2 1006	CA2 1206	CA2 1406	CA2 1506					
29 [736]	28 5/16 [719]	27 9/16 [700]	21 5/16 [542]	CA2 0807	CA2 1007	CA2 1207	CA2 1407	CA2 1507	CA2 1607				
30 15/16 [786]	30 1/4 [769]	29 1/2 [750]	23 5/16 [592]	CA2 0875	CA2 1075	CA2 1275	CA2 1475	CA2 1515	CA2 1675				
32 15/16 [836]	32 1/4 [819]	31 1/2 [800]	25 1/4 [642]	CA2 0808	CA2 1008	CA2 1208	CA2 1408	CA2 1508	CA2 1608	CA2 1808			
36 7/8 [936]	36 3/16 [919]	35 7/16 [900]	29 3/16 [742]	CA2 0809	CA2 1009	CA2 1209	CA2 1409	CA2 1509	CA2 1609	CA2 1809			
40 13/16 [1036]	40 1/8 [1019]	39 3/8 [1000]	33 1/8 [842]	CA2 0810	CA2 1010	CA2 1210	CA2 1410	CA2 1510	CA2 1610	CA2 1810			
42 11/16 [1084]	42 [1067]	41 1/4 [1048]	35 1/16 [890]	CA2 0811	CA2 1011	CA2 1211	CA2 1411	CA2 1511	CA2 1611	CA2 1811			
48 11/16 [1236]	48 [1219]	47 1/4 [1200]	41 [1042]	CA2 0812	CA2 1012	CA2 1212	CA2 1412	CA2 1512	CA2 1612	CA2 1812			
56 9/16 [1436]	55 7/8 [1419]	55 1/8 [1400]	48 7/8 [1242]	CA2 0814	CA2 1014	CA2 1214	CA2 1414	CA2 1514	CA2 1614	CA2 1814			
60 1/2 [1536]	59 13/16 [1519]	59 1/16 [1500]	52 13/16 [1342]	CA2 0815	CA2 1015	CA2 1215	CA2 1415	CA2 1515	CA2 1615	CA2 1815			
64 7/16 [1636]	63 3/4 [1619]	63 [1600]	56 3/4 [1442]	CA2 0816	CA2 1016	CA2 1216	CA2 1416	CA2 1516	CA2 1616	CA2 1816			
72 5/16 [1836]	71 5/8 [1819]	70 7/8 [1800]	64 5/8 [1642]	CA2 0818	CA2 1018	CA2 1218	CA2 1418	CA2 1518	CA2 1618	CA2 1818			
84 1/8 [2136]	83 7/16 [2119]	82 11/16 [2100]	76 7/16 [1942]	CA2 0821	CA2 1021	CA2 1221	CA2 1421	CA2 1521	CA2 1621	CA2 1821			

HEIGHT

Glass Size = Visible Glass + 15/16" [24 mm]

PRODUCT CODE

STANDARD SIZES SHOWN. ADDITIONAL SIZES MAY BE AVAILABLE. CUSTOM SIZES CAN BE ORDERED.

- Note:
- Available with Mission sash. For a unit with a Mission sash, subtract 13/16" [21 mm] from the vertical visible glass measurement.
  - SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.
  - Available with Push Out hardware.
  - For Masonry opening information see page A24-A29.
  - Sizes are shown as double glazing, not all sizes may be available in triple glazing.



- Egress calculations are based on the unit being opened at 70° for washability hinge, 80° for egress hinge, and having minimum clear openings of:
  - ★ USA: 20" in width, 24" in height, with a total egress area of 5.7 Sq Ft
  - ★🍃 CAN: 15" in width, 15" in height, with a total egress area of 3.8 Sq Ft
- Please check your local building codes for any variation in Egress Standards from those stated above. For egress information, contact your Authorized Loewen Dealer.



# FIXED CASEMENT WINDOW SIZES

WIDTH

Rough Opening		16 1/2 [419]	20 7/16 [519]	24 3/8 [619]	28 5/16 [719]	30 1/4 [769]	32 1/4 [819]	36 3/16 [919]	40 1/8 [1019]	42 [1067]		
Frame		15 3/4 [400]	19 11/16 [500]	23 5/8 [600]	27 9/16 [700]	29 1/2 [750]	31 1/2 [800]	35 7/16 [900]	39 3/8 [1000]	41 1/4 [1048]		
Wood Exterior	Metal Clad	Visible Glass	9 3/4 [247]	13 11/16 [347]	17 5/8 [447]	21 9/16 [547]	23 1/2 [597]	25 1/2 [647]	29 7/16 [747]	33 3/8 [847]	35 1/4 [895]	
13 1/4 [336]	12 9/16 [319]	11 13/16 [300]	5 9/16 [142]	CA1 0403	CA1 0503	CA1 0603	CA1 0703	CA1 7503	CA1 0803	CA1 0903	CA1 1003	CA1 1103
17 3/16 [436]	16 1/2 [419]	15 3/4 [400]	9 1/2 [242]	CA1 0404	CA1 0504	CA1 0604	CA1 0704	CA1 7504	CA1 0804	CA1 0904	CA1 1004	CA1 1104
21 1/8 [536]	20 7/16 [519]	19 11/16 [500]	13 7/16 [342]	CA1 0405	CA1 0505	CA1 0605	CA1 0705	CA1 7505	CA1 0805	CA1 0905	CA1 1005	CA1 1105
25 1/16 [636]	24 3/8 [619]	23 5/8 [600]	17 3/8 [442]	CA1 0406	CA1 0506	CA1 0606	CA1 0706	CA1 7506	CA1 0806	CA1 0906	CA1 1006	CA1 1106
29 [736]	28 5/16 [719]	27 9/16 [700]	21 5/16 [542]	CA1 0407	CA1 0507	CA1 0607	CA1 0707	CA1 7507	CA1 0807	CA1 0907	CA1 1007	CA1 1107
30 15/16 [786]	30 1/4 [769]	29 1/2 [750]	23 5/16 [592]	CA1 0475	CA1 0575	CA1 0675	CA1 0775	CA1 7575	CA1 0875	CA1 0975	CA1 1075	CA1 1175
32 15/16 [836]	32 1/4 [819]	31 1/2 [800]	25 1/4 [642]	CA1 0408	CA1 0508	CA1 0608	CA1 0708	CA1 7508	CA1 0808	CA1 0908	CA1 1008	CA1 1108
36 7/8 [936]	36 3/16 [919]	35 7/16 [900]	29 3/16 [742]	CA1 0409	CA1 0509	CA1 0609	CA1 0709	CA1 7509	CA1 0809	CA1 0909	CA1 1009	CA1 1109
40 13/16 [1036]	40 1/8 [1019]	39 3/8 [1000]	33 1/8 [842]	CA1 0410	CA1 0510	CA1 0610	CA1 0710	CA1 7510	CA1 0810	CA1 0910	CA1 1010	CA1 1110
42 11/16 [1084]	42 [1067]	41 1/4 [1048]	35 1/16 [890]	CA1 0411	CA1 0511	CA1 0611	CA1 0711	CA1 7511	CA1 0811	CA1 0911	CA1 1011	CA1 1111
48 11/16 [1236]	48 [1219]	47 1/4 [1200]	41 [1042]	CA1 0412	CA1 0512	CA1 0612	CA1 0712	CA1 7512	CA1 0812	CA1 0912	CA1 1012	CA1 1112
56 9/16 [1436]	55 7/8 [1419]	55 1/8 [1400]	48 7/8 [1242]	CA1 0414	CA1 0514	CA1 0614	CA1 0714	CA1 7514	CA1 0814	CA1 0914	CA1 1014	CA1 1114
60 1/2 [1536]	59 13/16 [1519]	59 1/16 [1500]	52 13/16 [1342]	CA1 0415	CA1 0515	CA1 0615	CA1 0715	CA1 7515	CA1 0815	CA1 0915	CA1 1015	CA1 1115
64 7/16 [1636]	63 3/4 [1619]	63 [1600]	56 3/4 [1442]	CA1 0416	CA1 0516	CA1 0616	CA1 0716	CA1 7516	CA1 0816	CA1 0916	CA1 1016	CA1 1116
72 5/16 [1836]	71 5/8 [1819]	70 7/8 [1800]	64 5/8 [1642]	CA1 0418	CA1 0518	CA1 0618	CA1 0718	CA1 7518	CA1 0818	CA1 0918	CA1 1018	CA1 1118
84 1/8 [2136]	83 7/16 [2119]	82 11/16 [2100]	76 7/16 [1942]	CA1 0421	CA1 0521	CA1 0621	CA1 0721	CA1 7521	CA1 0821	CA1 0921	CA1 1021	CA1 1121
95 15/16 [2436]	95 1/4 [2419]	94 1/2 [2400]	88 1/4 [2242]	CA1 0424	CA1 0524	CA1 0624	CA1 0724	CA1 7524	CA1 0824	CA1 0924	CA1 1024	CA1 1124

HEIGHT

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Glass Size = Visible Glass + 15/16" [24 mm]

PRODUCT CODE

STANDARD SIZES SHOWN. ADDITIONAL SIZES MAY BE AVAILABLE. CUSTOM SIZES CAN BE ORDERED.

- Note:
- Available with Mission sash. For a unit with a Mission sash, subtract 13/16" [21 mm] from the vertical visible glass measurement.
  - SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.
  - For Masonry opening information see page A24-A29.
  - Sizes are shown as double glazing, not all sizes may be available in triple glazing.

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# FIXED CASEMENT WINDOW SIZES

Rough Opening		WIDTH									
		Frame		48	55 7/8	59 13/16	63 3/4	71 5/8	79 1/2	83 7/16	95 1/4
				[219]	[1419]	[1519]	[1619]	[1819]	[2019]	[2119]	[2419]
Wood Exterior	Metal Clad	Visible Glass	47 1/4	55 1/8	59 1/16	63	70 7/8	78 3/4	82 11/16	94 1/2	
			[1200]	[1400]	[1500]	[1600]	[1800]	[2000]	[2100]	[2400]	
			41 1/4	49 1/8	53 1/16	56 15/16	64 13/16	72 11/16	76 5/8	88 7/16	
			[1047]	[1247]	[1347]	[1447]	[1647]	[1847]	[1947]	[2247]	
13 1/4	12 9/16	11 13/16	5 9/16	CA1 1203	CA1 1403	CA1 1503	CA1 1603	CA1 1803	CA1 2003	CA1 2103	
[336]	[319]	[300]	[142]								
17 3/16	16 1/2	15 3/4	9 1/2	CA1 1204	CA1 1404	CA1 1504	CA1 1604	CA1 1804	CA1 2004	CA1 2104	
[436]	[419]	[400]	[242]								
21 1/8	20 7/16	19 11/16	13 7/16	CA1 1205	CA1 1405	CA1 1505	CA1 1605	CA1 1805	CA1 2005	CA1 2105	CA1 2405
[536]	[519]	[500]	[342]								
25 1/16	24 3/8	23 5/8	17 3/8	CA1 1206	CA1 1406	CA1 1506	CA1 1606	CA1 1806	CA1 2006	CA1 2106	CA1 2406
[636]	[619]	[600]	[442]								
29	28 5/16	27 9/16	21 5/16	CA1 1207	CA1 1407	CA1 1507	CA1 1607	CA1 1807	CA1 2007	CA1 2107	CA1 2407
[736]	[719]	[700]	[542]								
30 15/16	30 1/4	29 1/2	23 5/16	CA1 1275	CA1 1475	CA1 1575	CA1 1675	CA1 1875	CA1 2075	CA1 2175	CA1 2475
[786]	[769]	[750]	[592]								
32 15/16	32 1/4	31 1/2	25 1/4	CA1 1208	CA1 1408	CA1 1508	CA1 1608	CA1 1808	CA1 2008	CA1 2108	CA1 2408
[836]	[819]	[800]	[642]								
36 7/8	36 3/16	35 7/16	29 3/16	CA1 1209	CA1 1409	CA1 1509	CA1 1609	CA1 1809	CA1 2009	CA1 2109	CA1 2409
[936]	[919]	[900]	[742]								
40 13/16	40 1/8	39 3/8	33 1/8	CA1 1210	CA1 1410	CA1 1510	CA1 1610	CA1 1810	CA1 2010	CA1 2110	CA1 2410
[1036]	[1019]	[1000]	[842]								
42 11/16	42	41 1/4	35 1/16	CA1 1211	CA1 1411	CA1 1511	CA1 1611	CA1 1811	CA1 2011	CA1 2111	CA1 2411
[1084]	[1067]	[1048]	[890]								
48 11/16	48	47 1/4	41	CA1 1212	CA1 1412	CA1 1512	CA1 1612	CA1 1812	CA1 2012	CA1 2112	CA1 2412
[1236]	[1219]	[1200]	[1042]								
56 9/16	55 7/8	55 1/8	48 7/8	CA1 1214	CA1 1414	CA1 1514	CA1 1614	CA1 1814	CA1 2014	CA1 2114	CA1 2414
[1436]	[1419]	[1400]	[1242]								
60 1/2	59 13/16	59 1/16	52 13/16	CA1 1215	CA1 1415	CA1 1515	CA1 1615	CA1 1815	CA1 2015	CA1 2115	CA1 2415
[1536]	[1519]	[1500]	[1342]								
64 7/16	63 3/4	63	56 3/4	CA1 1216	CA1 1416	CA1 1516	CA1 1616	CA1 1816	CA1 2016	CA1 2116	CA1 2416
[1636]	[1619]	[1600]	[1442]								
72 5/16	71 5/8	70 7/8	64 5/8	CA1 1218	CA1 1418	CA1 1518	CA1 1618	CA1 1818	CA1 2018	CA1 2118	
[1836]	[1819]	[1800]	[1642]								
84 1/8	83 7/16	82 11/16	76 7/16	CA1 1221	CA1 1421	CA1 1521	CA1 1621	CA1 1821			
[2136]	[2119]	[2100]	[1942]								
95 15/16	95 1/4	94 1/2	88 1/4	CA1 1224	CA1 1424	CA1 1524	CA1 1624				
[2436]	[2419]	[2400]	[2242]								

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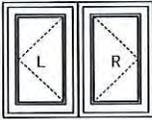
Glass Size = Visible Glass + 15/16" [24 mm]

STANDARD SIZES SHOWN. ADDITIONAL SIZES MAY BE AVAILABLE. CUSTOM SIZES CAN BE ORDERED.

- Note:
- Available with Mission sash. For a unit with a Mission sash, subtract 13/16" [21 mm] from the vertical visible glass measurement.
  - SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.
  - For Masonry opening information see page A24-A29.
  - Sizes are shown as double glazing, not all sizes may be available in triple glazing.

Information is subject to change without notice. | CAD Download and Installation Instructions: [www.loewen.com](http://www.loewen.com)

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# FRENCH CASEMENT WINDOW SIZES

Rough Opening		WIDTH										
		Frame										
		Wood Exterior	Metal Clad	Visible Glass	32 1/4 [819]	40 1/8 [1019]	40 7/8 [1039]	42 [1067]	48 [1219]	55 7/8 [1419]	59 13/16 [1519]	63 3/4 [1619]
25 1/16 [636]	24 3/8 [619]	23 5/8 [600]	17 3/8 [442]	FCA* 0806	FCA* 1006		FCA* 1106	FCA* 1206	FCA* 1406			
29 [736]	28 5/16 [719]	27 9/16 [700]	21 5/16 [542]	FCA* 0807	FCA* 1007		FCA* 1107	FCA* 1207	FCA* 1407	FCA* 1507	FCA* 1607	
32 15/16 [836]	32 1/4 [819]	31 1/2 [800]	25 1/4 [642]	FCA* 0808	FCA* 1008	FCA* 1008	FCA 1108	FCA 1208	FCA 1408	FCA 1508	FCA 1608	FCA* 1808
36 7/8 [936]	36 3/16 [919]	35 7/16 [900]	29 3/16 [742]	FCA* 0809	FCA* 1009	FCA* 1009	FCA 1109	FCA 1209	FCA 1409	FCA 1509	FCA 1609	FCA* 1809
40 13/16 [1036]	40 1/8 [1019]	39 3/8 [1000]	33 1/8 [842]	FCA* 0810	FCA* 1010	FCA* 1010	FCA 1110	FCA 1210	FCA 1410	FCA 1510	FCA 1610	FCA* 1810
42 11/16 [1084]	42 [1067]	41 1/4 [1048]	35 1/16 [890]	FCA* 0811	FCA* 1011	FCA* 1011	FCA 1111	FCA 1211	FCA 1411	FCA 1511	FCA 1611	FCA* 1811
48 11/16 [1236]	48 [1219]	47 1/4 [1200]	41 [1042]	FCA* 0812	FCA* 1012	FCA* 1012	FCA 1112	FCA 1212	FCA 1412	FCA 1512	FCA 1612	FCA* 1812
56 9/16 [1436]	55 7/8 [1419]	55 1/8 [1400]	48 7/8 [1242]	FCA* 0814	FCA* 1014	FCA* 1014	FCA 1114	FCA 1214	FCA 1414	FCA 1514	FCA 1614	FCA* 1814
60 1/2 [1536]	59 13/16 [1519]	59 1/16 [1500]	52 13/16 [1342]	FCA* 0815	FCA* 1015	FCA* 1015	FCA 1115	FCA 1215	FCA 1415	FCA 1515	FCA 1615	FCA* 1815
64 7/16 [1636]	63 3/4 [1619]	63 [1600]	56 3/4 [1442]	FCA* 0816	FCA* 1016	FCA* 1016	FCA 1116	FCA 1216	FCA 1416	FCA 1516	FCA 1616	FCA* 1816
72 5/16 [1836]	71 5/8 [1819]	70 7/8 [1800]	64 5/8 [1642]	FCA* 0818	FCA* 1018	FCA* 1018	FCA 1118	FCA 1218	FCA 1418	FCA 1518	FCA* 1618	FCA* 1818

Glass Size = Visible Glass + 15/16" [24 mm]

Minimum width Rotagear

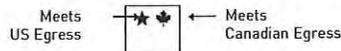
PRODUCT CODE

- \*Only available with Rotogear hardware
- †Only available with Push Out hardware

B8  
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STANDARD SIZES SHOWN. ADDITIONAL SIZES MAY BE AVAILABLE. CUSTOM SIZES CAN BE ORDERED.

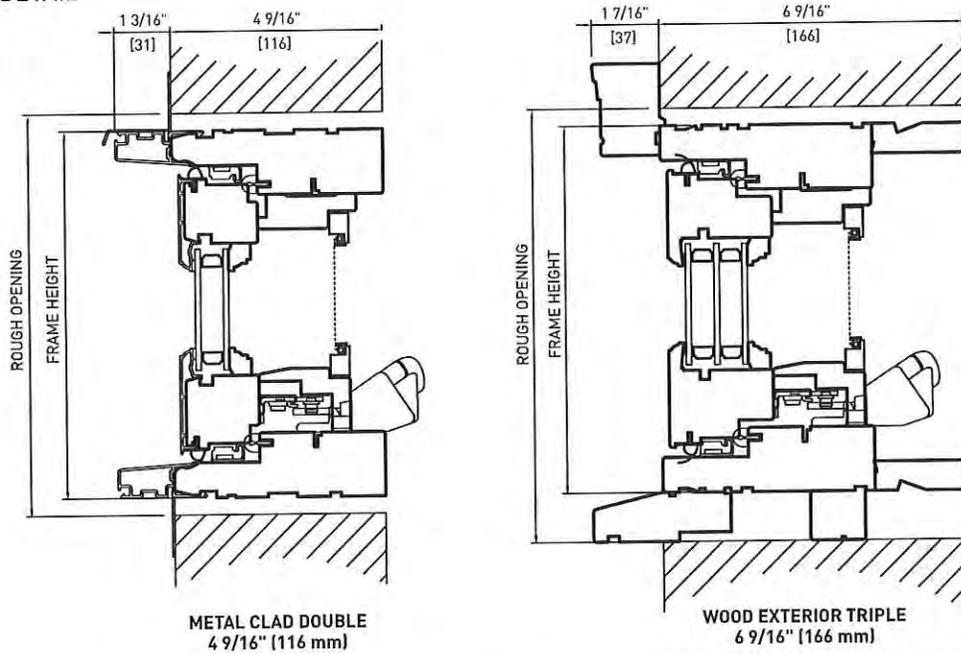
- Note:
- Available with Mission sash. For a unit with a Mission sash, subtract 13/16" [21 mm] from the vertical visible glass measurement.
  - SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.
  - Available with Push Out hardware.
  - For Masonry opening information see page A24-A29.
  - Sizes are shown as double glazing, not all sizes may be available in triple glazing.
  - Only available with Roto gear hardware.
  - Only available with Push Out hardware.



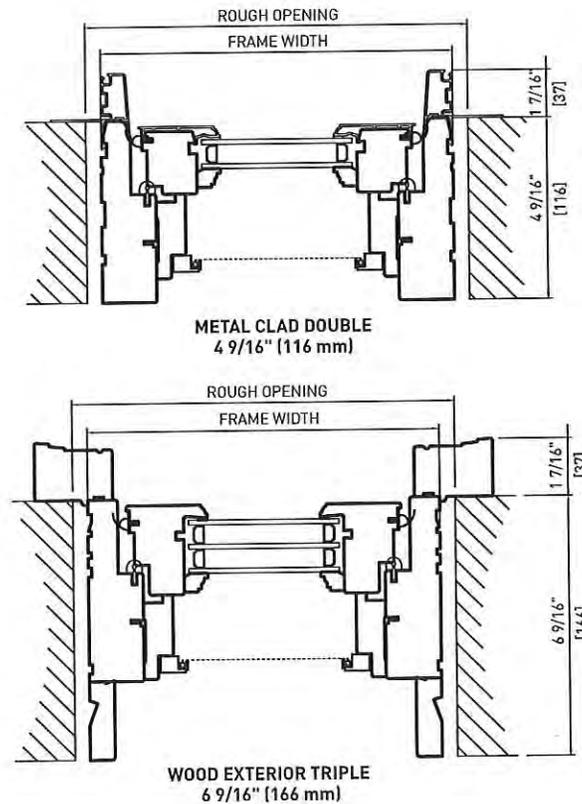
- Egress calculations are based on the unit being opened at 70° for washability hinge, 80° for egress hinge, and having minimum clear openings of:
  - ★ USA: 20" in width, 24" in height, with a total egress area of 5.7 sq ft
  - ♣ CAN: 15" in width, 15" in height, with a total egress area of 3.8 sq ft
- Please check your local building codes for any variation in Egress Standards from those stated above. For egress information, contact your Authorized Loewen Dealer.

# CASEMENT WINDOW WALL CONNECTION DETAIL

## HEAD & SILL DETAIL



## PLAN VIEW



B13

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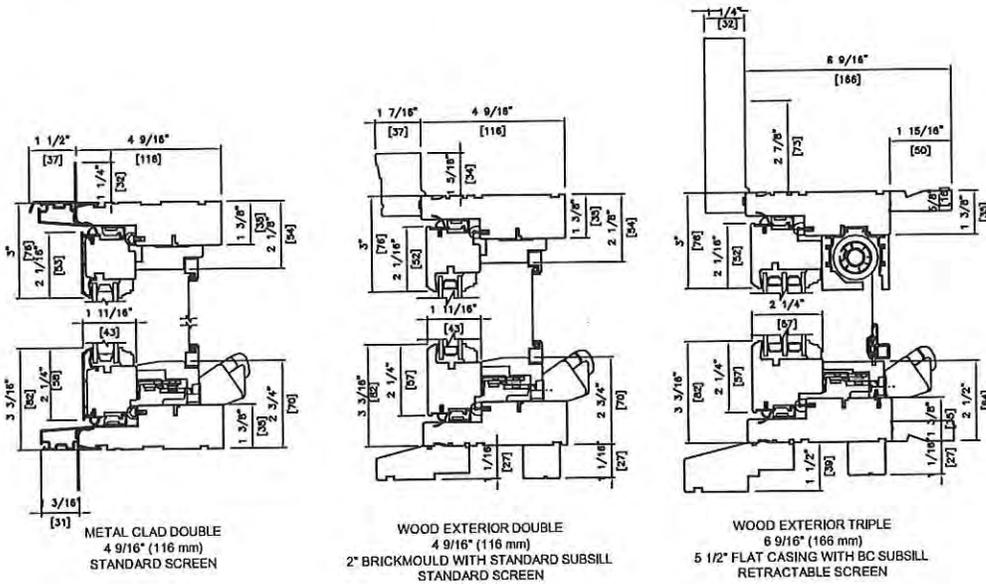
Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" [2 mm] tolerance.

Information is subject to change without notice. | CAD Download and Installation Instructions: [www.loewen.com](http://www.loewen.com)

Oct 6 2016

# CASEMENT WINDOW DETAIL

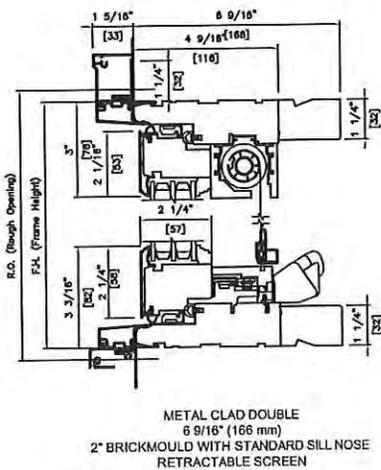
## HEAD & SILL DETAIL



## HEAD & SILL DETAIL

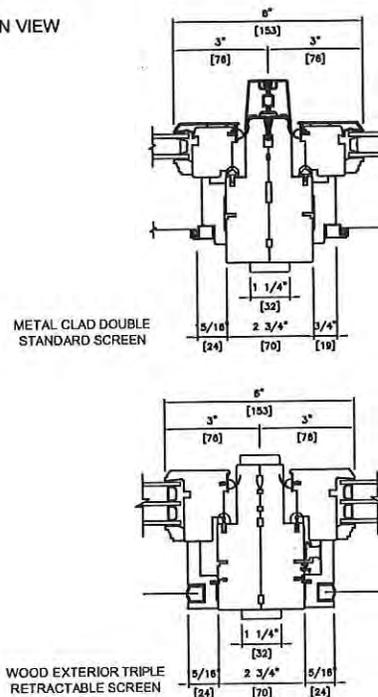
B14

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## PLAN VIEW

PLAN VIEW

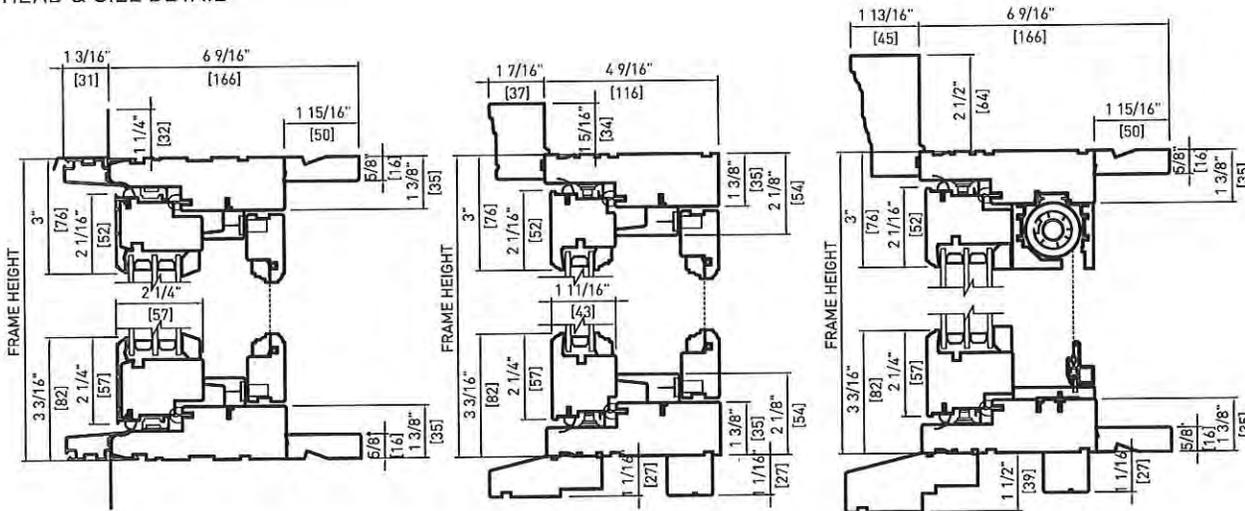


Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" [2 mm] tolerance.

Information is subject to change without notice. | CAD Download and Installation Instructions: [www.loewen.com](http://www.loewen.com)

# PUSH OUT CASEMENT WINDOW DETAIL

## HEAD & SILL DETAIL

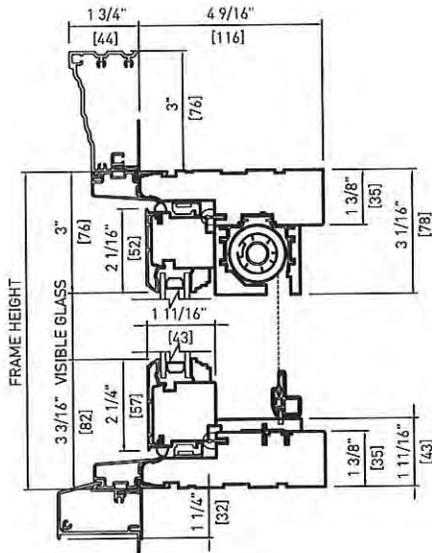


**METAL CLAD TRIPLE**  
 6 9/16" (166 mm)  
 PUTTY GLAZING STOPS  
 HINGED WOOD SCREEN

**WOOD EXTERIOR DOUBLE**  
 4 9/16" (116 mm)  
 2" BRICKMOULD WITH  
 STANDARD SILL NOSING  
 HINGED WOOD SCREEN

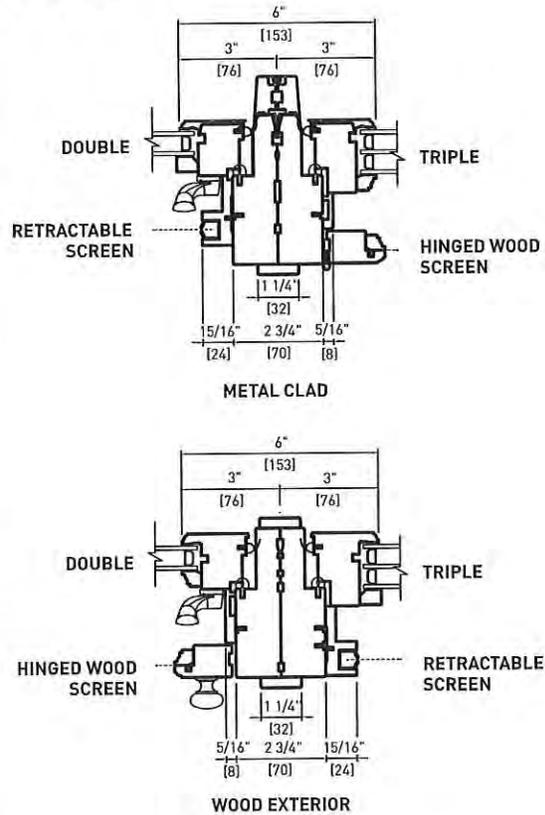
**WOOD EXTERIOR TRIPLE**  
 6 9/16" (166 mm)  
 ADAMS CASING WITH BC SUBSILL  
 SQUARE GLAZING STOPS  
 RETRACTABLE SCREEN

## HEAD & SILL DETAIL



**METAL CLAD DOUBLE**  
 4 9/16" (116 mm)  
 ADAMS CASING WITH BC SILL NOSE  
 RETRACTABLE SCREEN

## PLAN VIEW



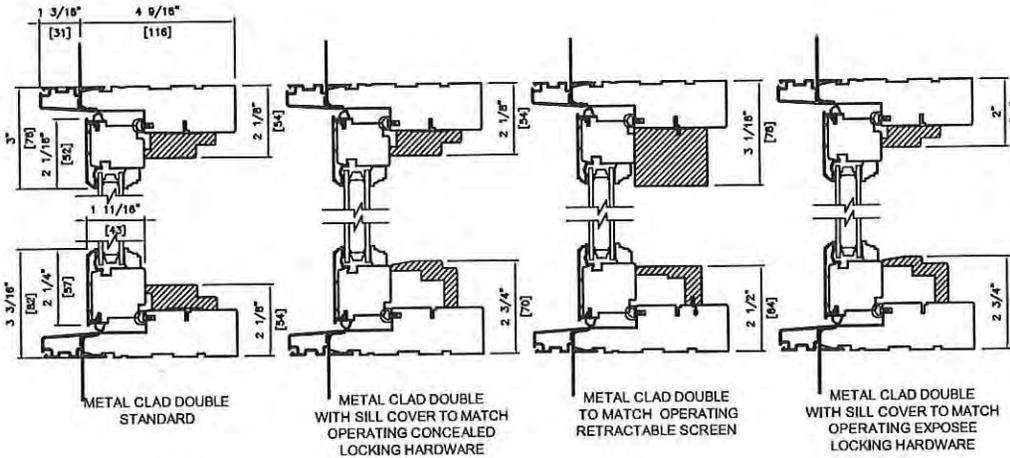
B15

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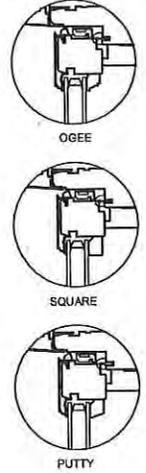
Note: • Other jamb widths available.  
 • All dimensions to have +/- 1/16" (2 mm) tolerance.

# FIXED CASEMENT WINDOW DETAIL

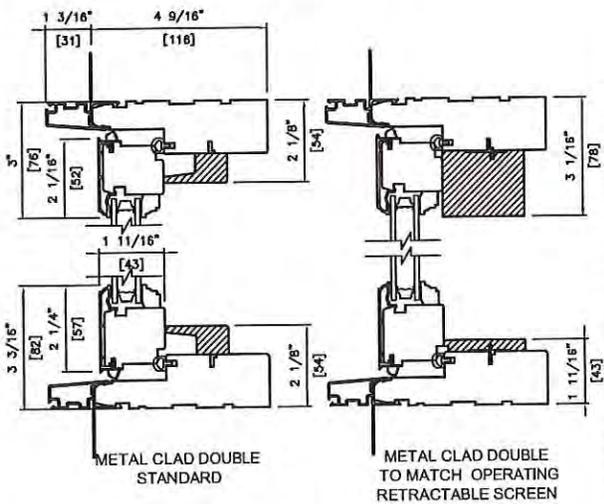
HEAD & SILL DETAIL  
ROTO GEAR  
SASH MOULDING OPTIONS



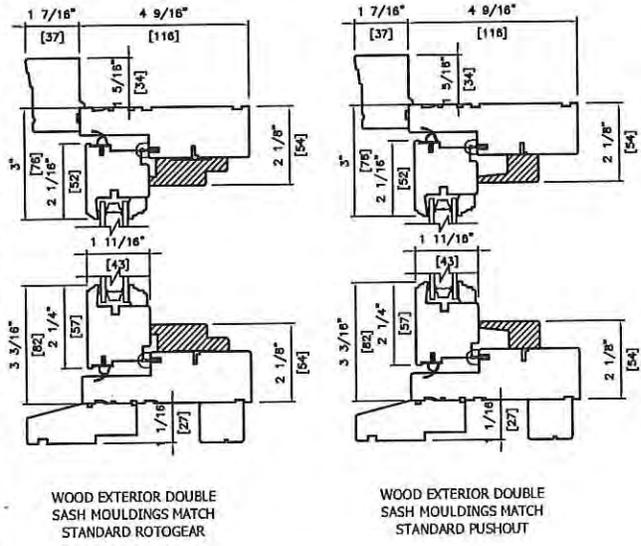
GLAZING  
STOP PROFILES



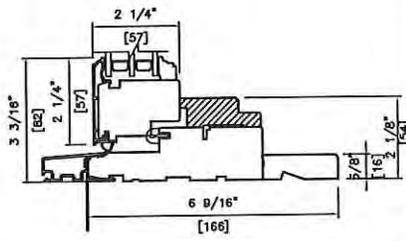
HEAD & SILL DETAIL  
PUSHOUT - SASH MOULDING OPTIONS



HEAD & SILL DETAIL  
WOOD EXTERIOR - SASH MOULDING  
OPTIONS ARE THE SAME AS METAL CLAD



METAL CLAD TRIPLE  
WITH JAMB EXTENSION  
-SASH MOULDING  
OPTIONS ARE THE SAME  
AS DOUBLE.



Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" (2 mm) tolerance.

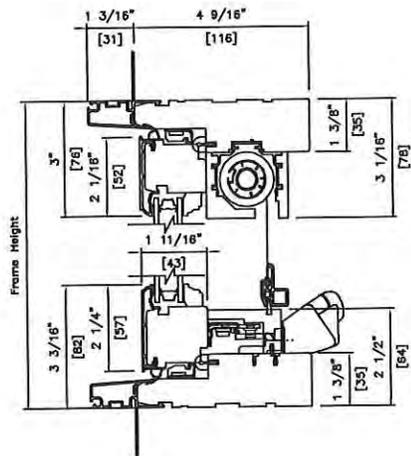
B16

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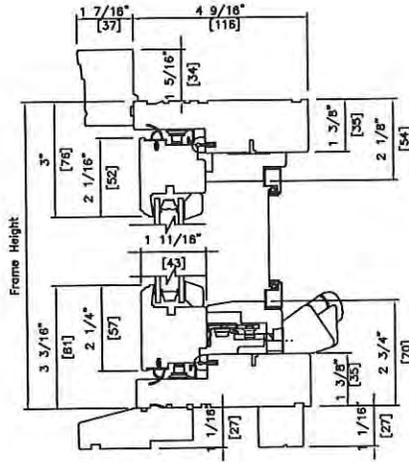
OCT 11 2014

# FRENCH CASEMENT WINDOW DETAIL

## HEAD & SILL DETAIL

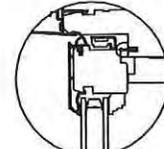


METAL CLAD DOUBLE  
4 9/16" (116 mm)  
RETRACTABLE SCREEN

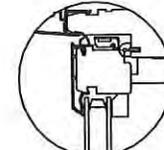


WOOD EXTERIOR DOUBLE  
4 9/16" (116 mm)  
2" BRICKMOULD STANDARD SUBSILL  
STANDARD SCREEN

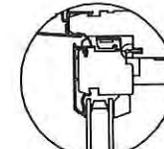
## GLAZING STOP PROFILES



OGEE

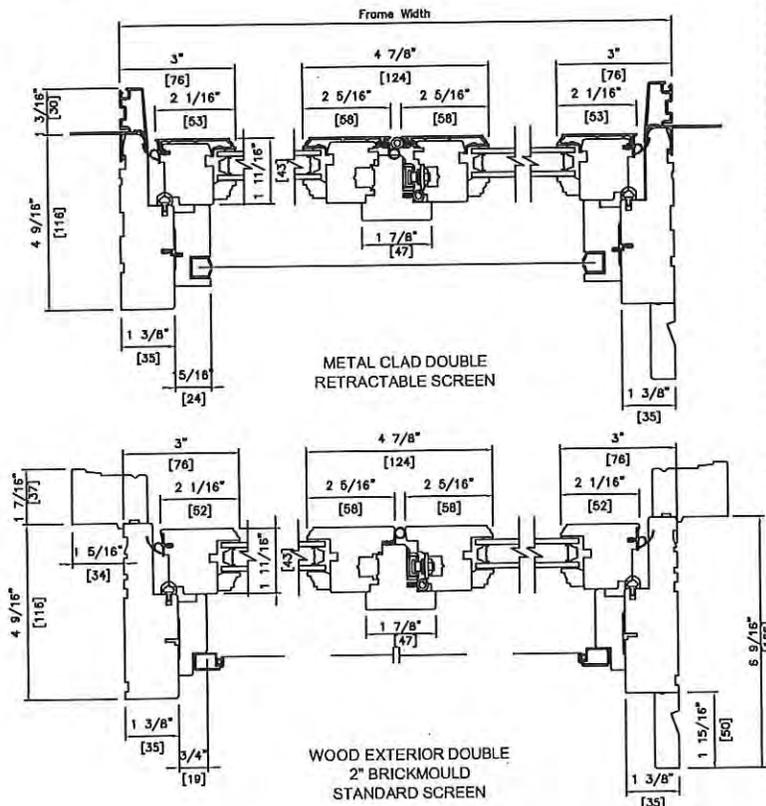


SQUARE



PUTTY

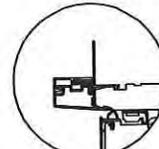
## PLAN VIEW



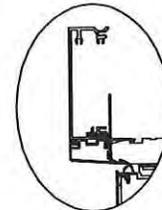
METAL CLAD DOUBLE  
RETRACTABLE SCREEN

WOOD EXTERIOR DOUBLE  
2" BRICKMOULD  
STANDARD SCREEN

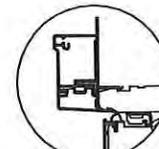
## CASING



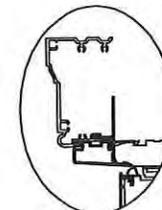
CONTEMPORARY



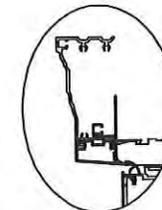
3/2" FLAT



2" BRICKMOULD



NOSE & COVE



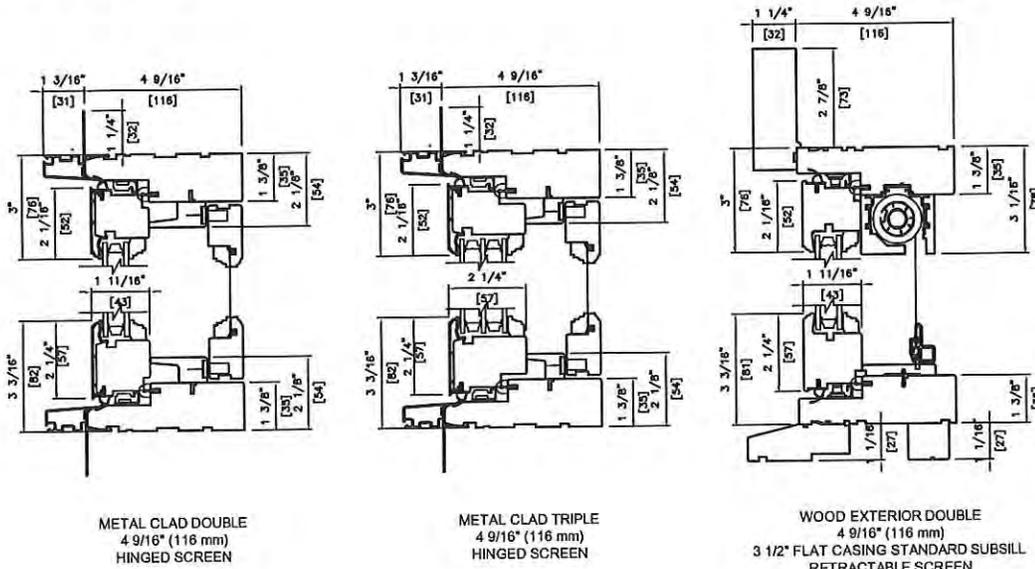
ADAMS

SEE PAGE A22 FOR DIMENSIONS.

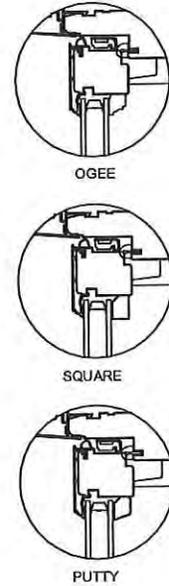
Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" (2 mm) tolerance.

# PUSH OUT FRENCH CASEMENT WINDOW DETAIL

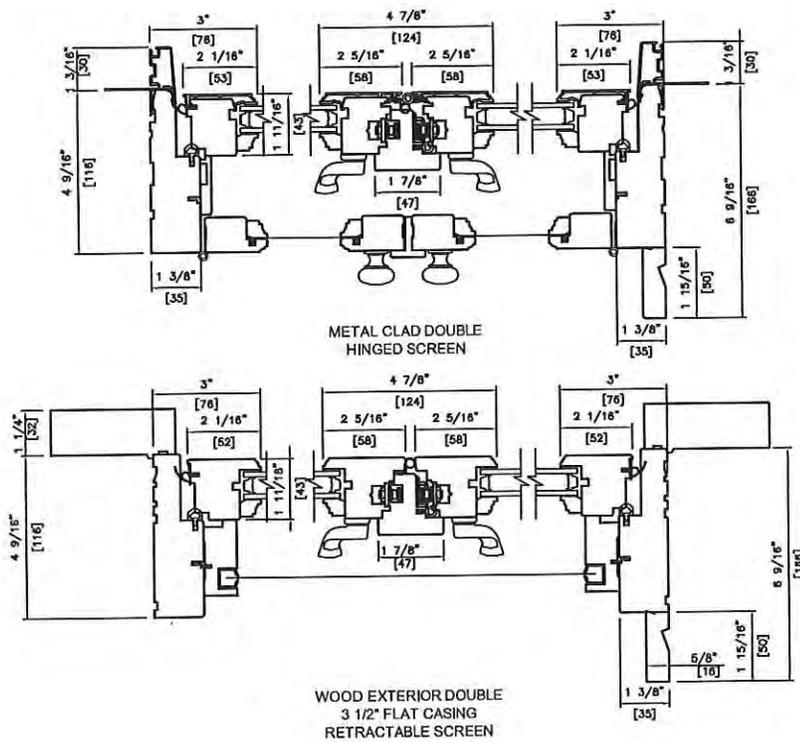
## HEAD & SILL DETAIL



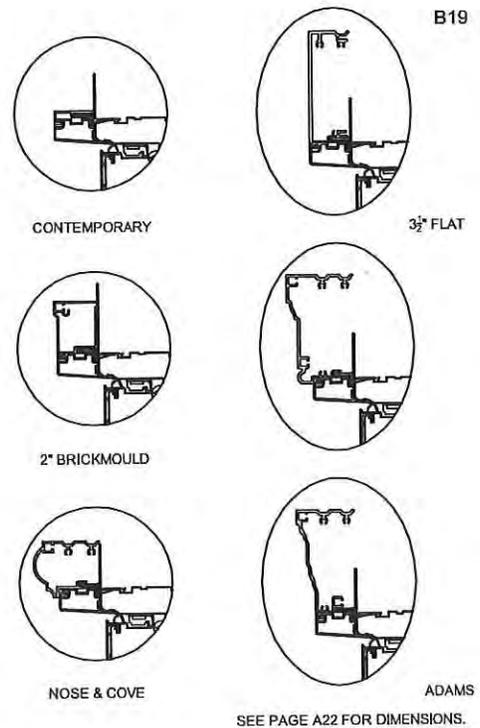
## GLAZING STOP PROFILES



## PLAN VIEW



## CASING



SEE PAGE A22 FOR DIMENSIONS.

Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" [2 mm] tolerance.

OCT 06 2018



E3 Architecture • WINDERMERE PROJECT

TECHNICAL GUIDE J  
SWINGING TERRACE &  
FRENCH TERRACE DOORS

*Loewen*

OCT 06 2016

## PRODUCT FEATURES

### STYLES

Traditional, French, Camber Top, Quarter Round and Full Radius options.

### STANDARD FEATURES

- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

### HARDWARE

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

### GLAZING

Heat-Smart® Double, Heat-Smart® Triple and StormForce™.

### SIMULATED DIVIDED LITES (SDL)

Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm).

Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

Square Profile (interior only)— 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

### CASING

WOOD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

METAL CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, Nose & Cove, Adams, Williamsburg and Contemporary.

### METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes. Available in **Cyprum Collection** (see section P).



Terrace



French Terrace



Half Round Terrace  
Available in wood exterior only.



Half Round French Terrace

LEGEND: ● Standard ○ Optional

HARDWARE STYLES	Swinging Terrace	Swinging French Terrace
Multi-point Handle	●	●
Verona Handle	●	●
Meran Handle	●	●
Shropshire Handle	○	○
Churchill Handle	○	○
Athinia Handle	○	○
Rodos Operator	○	○

VARIABLES	Swinging Terrace	Swinging French Terrace
<b>Function:</b>		
Use for Egress	●	●
Multi-point Hardware	●	●
<b>Durability:</b>		
Low Maintenance Metal Clad Exterior <sup>1</sup>	●	●
Clear Douglas Fir Exterior Finish	○	○
Clear Mahogany Exterior Finish	○	○
Primed Exterior Finish	○	○
Cyprum Collection	○	○
<b>Performance:</b>		
Heat-Smart® Double	●	●
Heat-Smart® Triple	○	○
StormForce™	○	○
<b>Appearance:</b>		
SDL	○	○
Vertical Grain Fir Panel	●	●

FINISH OPTIONS: REFER TO SECTION A.

1 - Various Standard and Architectural metal clad colors, including anodized finishes

J2

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06/06/2016

## SPECIFICATIONS

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### STANDARDS

Most individual units have been tested by an independent laboratory for air and water infiltration, structural performance and thermal performance requirements.

### PANEL & FRAME

Manufactured with Coastal Douglas Fir. Bronze anodized aluminum door sill with bronze vinyl extrusion thermal break. All exterior wood components are factory primed unless specified as clear exterior. Minor scratches or abrasions are not considered defects.

### ALTERNATE SPECIES

The entire Loewen product line is also available in optional Mahogany or optional FSC® chain of custody certified Douglas Fir (SCS-COC-005141).

### PRESERVATIVE TREATED

All wood parts are dipped in approved preservative.

### GLAZING

With countless glazing configurations and Low E coating options, we ensure that you can choose the perfect blend of protection and comfort.

### INSULATING GLASS

Double or triple insulating tempered glass configuration with 1/2" (13 mm) airspace.

### HEAT-SMART® SYSTEMS

Heat-Smart® best describes the benefits of the product that incorporates Low E coating and argon gas. Heat-Smart® systems help reduce heating and cooling costs, providing superior energy efficiency.

### SIMULATED DIVIDED LITES (SDL)

Standard SDL complete with airspace grilles. Grille bars are permanently applied to the interior and exterior.

### METAL CLADDING

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Standard and Architectural Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

### HARDWARE

Multi point locking hardware — complete with brass handle set and escutcheon — and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available.

Note: French doors with handle activated shoot bolts on inactive panel.

### WEATHERSTRIPPING

High grade weatherstripping runs the full perimeter of the panel/frame interface and provides a tight seal to the exterior elements. Side and head jamb weatherstrip are comprised of a bulb and fin dual seal design.

### DOOR SWINGS

Traditional Terrace Door: Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

French Terrace Doors: Hinged on the jambs to allow both doors to open/close from the middle.

Note: Outswinging versions of both door styles are available as options.

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Visit the [Loewen Photo Gallery](http://www.loewen.com) online at [www.loewen.com](http://www.loewen.com) for a large collection of Loewen product and elevation photography.

Numerous custom window configuration opportunities exist — please contact your Authorized Loewen Dealer.

Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. [Example: 3/4" is shown as 19 mm for all glass measurements.]

CAD Download and Installation Instructions: [www.loewen.com](http://www.loewen.com)

# LOEWEN NARROW STILE TERRACE DOOR

## FEATURES

- Narrower stiles and rails compared to standard Terrace Door panels
- Incorporates standard Terrace Door frame and sill
- Available as inswing, outswing, and fixed Terrace Doors
- Available for BiFold
- Metal Clad only in all current finishes with the exception of Cyprium
- Not available in shaped units, rectangle only



## SIZES

- Maximum sizes for a single Terrace Door (TD1) is a width of 36" (924mm) and a height of 106 5/16" (2700mm) or a width of 40 5/16" (1024mm) and a height of 94 1/2" (2400mm)
  - Rough Opening and OSM remains the same as a standard Terrace Door, refer to TD1-0927 and TD1-1024 in the Loewen Technical Guide
- Maximum sizes for a French Door (FD2) is a width of 72" (1829mm) and a height of 106 5/16" (2700mm) or a width of 79" (2029mm) and a height of 94 1/2" (2400mm)
  - Rough Opening and OSM remains the same as a standard Terrace Door, refer to FD2-1827 and FD2-2024 in the Loewen Technical Guide



## OPTIONS

- Optional 7" bottom rail to align with other Terrace Door / French Door units on the job
- Ogee, Putty, Square interior glazing stops are all available along with complementary SDL bars
- All current Terrace Door handle sets are available, including the new Dallas handle set



Out-Swing



In-Swing

# TERRACE DOOR NARROW STILE

					WIDTH						
R.O. Inswing with Jamb Extension <sup>1</sup>					19 1/8 [485]	25 [635]	31 7/8 [809]	35 1/8 [892]	37 3/4 [959]	41 11/16 [1059]	
R.O. <sup>2</sup>					18 7/16 [469]	24 3/8 [619]	31 1/4 [793]	34 1/2 [876]	37 1/8 [943]	41 1/16 [1043]	
Frame					17 11/16 [450]	23 5/8 [600]	30 1/2 [774]	33 3/4 [857]	36 3/8 [924]	40 5/16 [1024]	
Panel					15 13/16 [402]	21 3/4 [552]	28 9/16 [726]	31 7/8 [809]	34 1/2 [876]	38 7/16 [976]	
Visible Glass					9 15/16 [252]	15 13/16 [402]	22 11/16 [576]	25 15/16 [659]	28 9/16 [726]	32 1/2 [826]	
					VENTING SIDELITES			DOORS			
80 3/8 [2042]	80 1/8 [2035]	79 1/2 [2020]	76 7/16 [1942]	68 13/16 [1748]	* TD1 0420	* TD1 0620	TD1 0720	TD1 0820	TD1 0920	TD1 1020	
82 3/16 [2087]	81 7/8 [2080]	81 5/16 [2065]	78 1/4 [1987]	70 9/16 [1793]	* TD1 0421	* TD1 0621	TD1 0721	TD1 0821	TD1 0921	TD1 1021	
86 7/8 [2206]	86 9/16 [2199]	86 [2184]	82 15/16 [2106]	75 1/4 [1912]	* TD1 0470	* TD1 0670	TD1 0770	TD1 0870	TD1 0970	TD1 1070	
95 3/8 [2422]	95 1/16 [2415]	94 1/2 [2400]	91 7/16 [2322]	83 3/4 [2128]	* TD1 0424	* TD1 0624	TD1 0724	TD1 0824	TD1 0924	TD1 1024	
98 1/4 [2496]	98 [2489]	97 3/8 [2474]	94 5/16 [2396]	86 11/16 [2202]	* TD1 0480	* TD1 0680	TD1 0780	TD1 0880	TD1 0980		
99 15/16 [2538]	99 5/8 [2531]	99 1/16 [2516]	96 [2438]	88 3/8 [2244]	* TD1 0425	* TD1 0625	TD1 0725	TD1 0825	TD1 0925		
107 3/16 [2722]	106 7/8 [2715]	106 5/16 [2700]	103 1/4 [2622]	95 9/16 [2428]	* TD1 0427	* TD1 0627	TD1 0727	TD1 0827	TD1 0927		

Glass Size = Visible Glass + 15/16" [24 mm]

PRODUCT CODE

\*Fixed Sidelite.

STANDARD SIZES SHOWN. ADDITIONAL SIZES MAY BE AVAILABLE. CUSTOM SIZES CAN BE ORDERED.

Note: • SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.

\* Transom units.

1 = Inswing doors with jamb extensions [other than 4 9/16" [116 mm] & 6 9/16" [166 mm] full jamb].

2 = Outswing doors [all] and inswing doors without jamb extensions [4 9/16" [116 mm] & 6 9/16" [166 mm] full jamb].

Information is subject to change without notice. | CAD Download and Installation Instructions: [www.loewen.com](http://www.loewen.com)

J5

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OCT 06 2016

# TERRACE DOOR NARROW STILE

					WIDTH					
R.O. Inswing with Jamb Extension <sup>1</sup>					46 3/4 [1187]	60 7/16 [1535]	66 15/16 [1701]	72 1/4 [1835]	80 1/8 [2035]	
R.O. <sup>2</sup>					46 1/8 [1171]	59 13/16 [1519]	66 5/16 [1685]	71 5/8 [1819]	79 1/2 [2019]	
Frame					45 3/8 [1152]	59 1/16 [1500]	65 9/16 [1666]	70 7/8 [1800]	78 3/4 [2000]	
Panel					21 3/4 [552]	28 9/16 [726]	31 7/8 [809]	34 1/2 [876]	38 7/16 [976]	
Visible Glass					15 13/16 [402]	22 11/16 [576]	25 15/16 [659]	28 9/16 [726]	32 1/2 [826]	
					FIXED SIDELITES			DOORS		
80 3/8 [2042]	80 1/8 [2035]	79 1/2 [2020]	76 7/16 [1942]	68 13/16 [1748]	<b>TD2</b> <b>1220</b>	<b>TD2</b> <b>1520</b>	<b>TD2</b> <b>1620</b>	<b>TD2</b> <b>1820</b>	<b>TD2</b> <b>2020</b>	
82 3/16 [2087]	81 7/8 [2080]	81 5/16 [2065]	78 1/4 [1987]	70 9/16 [1793]	<b>TD2</b> <b>1221</b>	<b>TD2</b> <b>1521</b>	<b>TD2</b> <b>1621</b>	<b>TD2</b> <b>1821</b>	<b>TD2</b> <b>2021</b>	
86 7/8 [2206]	86 9/16 [2199]	86 [2184]	82 15/16 [2106]	75 1/4 [1912]	<b>TD2</b> <b>1270</b>	<b>TD2</b> <b>1570</b>	<b>TD2</b> <b>1670</b>	<b>TD2</b> <b>1870</b>	<b>TD2</b> <b>2070</b>	
95 3/8 [2422]	95 1/16 [2415]	94 1/2 [2400]	91 7/16 [2322]	83 3/4 [2128]	<b>TD2</b> <b>1224</b>	<b>TD2</b> <b>1524</b>	<b>TD2</b> <b>1624</b>	<b>TD2</b> <b>1824</b>	<b>TD2</b> <b>2024</b>	
98 1/4 [2496]	98 [2489]	97 3/8 [2474]	94 5/16 [2396]	86 11/16 [2202]	<b>TD2</b> <b>1280</b>	<b>TD2</b> <b>1580</b>	<b>TD2</b> <b>1680</b>	<b>TD2</b> <b>1880</b>		
99 15/16 [2538]	99 5/8 [2531]	99 1/16 [2516]	96 [2438]	88 3/8 [2244]	<b>TD2</b> <b>1225</b>	<b>TD2</b> <b>1525</b>	<b>TD2</b> <b>1625</b>	<b>TD2</b> <b>1825</b>		
107 3/16 [2722]	106 7/8 [2715]	106 5/16 [2700]	103 1/4 [2622]	95 9/16 [2428]	<b>TD2</b> <b>1227</b>	<b>TD2</b> <b>1527</b>	<b>TD2</b> <b>1627</b>	<b>TD2</b> <b>1827</b>		

Glass Size = Visible Glass + 15/16" [24 mm]

PRODUCT CODE

\*Fixed Sidelite.

STANDARD SIZES SHOWN. ADDITIONAL SIZES MAY BE AVAILABLE. CUSTOM SIZES CAN BE ORDERED.

Note: • SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.

\* Transom units.

1 = Inswing doors with jamb extensions (other than 4 9/16" [116 mm] & 6 9/16" [166 mm] full jamb).

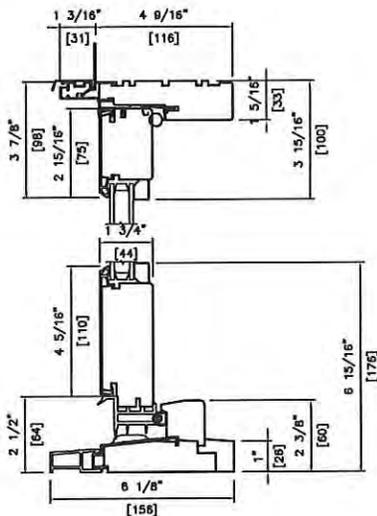
2 = Outswing doors (all) and inswing doors without jamb extensions [4 9/16" [116 mm] & 6 9/16" [166 mm] full jamb).

Information is subject to change without notice. | CAD Download and Installation Instructions: [www.loewen.com](http://www.loewen.com)

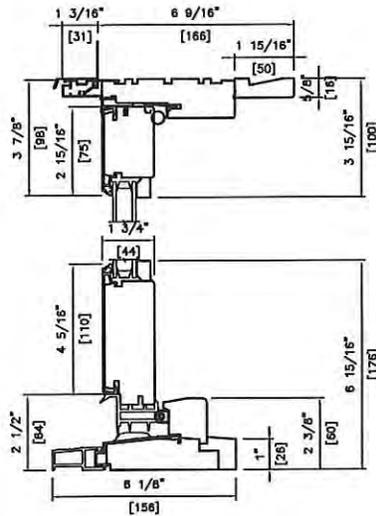
OCT 0 6 2016

# OUTSWING 3" NARROW STILE TERRACE DOOR DETAIL

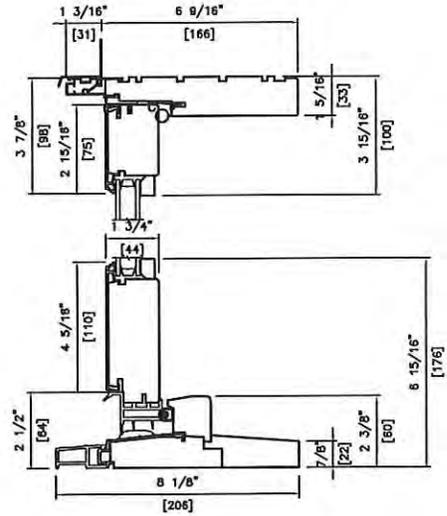
## HEAD & SILL DETAIL



METAL CLAD DOUBLE  
4 <sup>5</sup>/<sub>8</sub>" (116 mm)

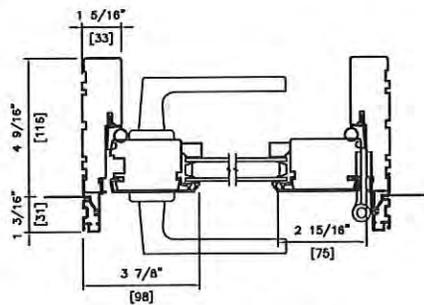


METAL CLAD DOUBLE  
6 <sup>5</sup>/<sub>8</sub>" (166 mm)

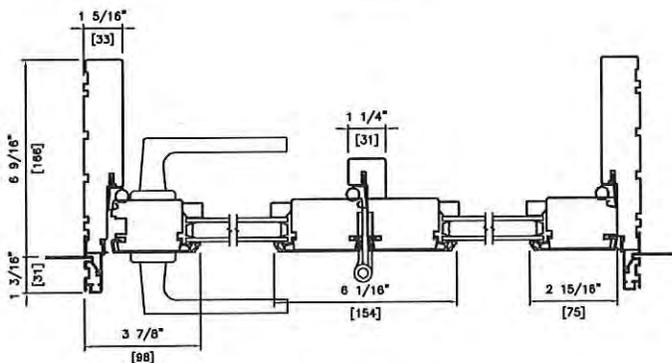


METAL CLAD DOUBLE  
6 <sup>5</sup>/<sub>8</sub>" (166 mm)  
FULL JAMB

## PLAN VIEW

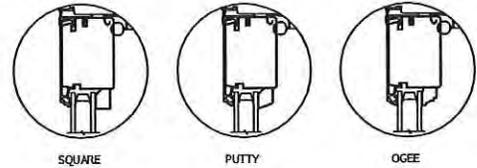


METAL CLAD DOUBLE  
ONE PANEL  
4 <sup>5</sup>/<sub>8</sub>" (116 mm)

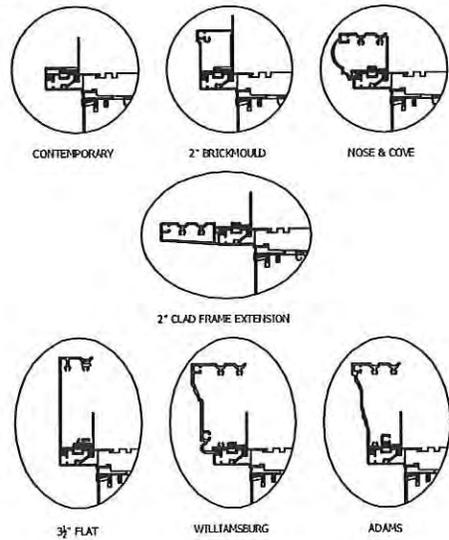


METAL CLAD DOUBLE  
TWO PANEL  
6 <sup>5</sup>/<sub>8</sub>" (166 mm)

## GLAZING STOP PROFILES



## CASTING



SEE PAGE A22 FOR DIMENSIONS.

Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" (2 mm) tolerance.

# FRENCH TERRACE DOOR NARROW STILE

		WIDTH							
R.O. Inswing with Jamb Extension <sup>1</sup>		61 9/16 [1564]	68 1/8 [1730]	73 3/8 [1864]	81 1/4 [2044]				
R.O. <sup>2</sup>		60 15/16 [1548]	67 1/2 [1714]	72 3/4 [1848]	80 5/8 [2048]				
Frame		60 3/16 [1529]	66 3/4 [1695]	72 [1829]	79 7/8 [2029]				
Panel		28 9/16 [726]	31 7/8 [809]	34 1/2 [876]	38 7/16 [976]				
Visible Glass		22 11/16 [576]	25 15/16 [659]	28 9/16 [726]	32 1/2 [826]				
80 3/8 [2042]	80 1/8 [2035]	79 1/2 [2020]	76 7/16 [1942]	68 13/16 [1748]	<b>FD2 1520</b>	<b>FD2 1620</b>	<b>FD2 1820</b>	<b>FD2 2020</b>	
82 3/16 [2087]	81 7/8 [2080]	81 5/16 [2065]	78 1/4 [1987]	70 9/16 [1793]	<b>FD2 1521</b>	<b>FD2 1621</b>	<b>FD2 1821</b>	<b>FD2 2021</b>	
86 7/8 [2206]	86 9/16 [2199]	86 [2184]	82 15/16 [2106]	75 1/4 [1912]	<b>FD2 1670</b>	<b>FD2 1670</b>	<b>FD2 1870</b>	<b>FD2 2070</b>	
95 3/8 [2422]	95 1/16 [2415]	94 1/2 [2400]	91 7/16 [2322]	83 3/4 [2128]	<b>FD2 1624</b>	<b>FD2 1624</b>	<b>FD2 1824</b>	<b>FD2 2024</b>	
98 1/4 [2496]	98 [2489]	97 3/8 [2474]	94 5/16 [2396]	86 11/16 [2202]	<b>FD2 1680</b>	<b>FD2 1680</b>	<b>FD2 1880</b>		
99 15/16 [2538]	99 5/8 [2531]	99 1/16 [2516]	96 [2438]	88 3/8 [2244]	<b>FD2 1625</b>	<b>FD2 1625</b>	<b>FD2 1825</b>		
107 3/16 [2722]	106 7/8 [2715]	106 5/16 [2700]	103 1/4 [2622]	95 9/16 [2428]	<b>FD2 1627</b>	<b>FD2 1627</b>	<b>FD2 1827</b>		

HEIGHT

Glass Size = Visible Glass + 15/16" (24 mm)

PRODUCT CODE

J9

www.loewen.com | 1.800.563.9367 | SWINGING TERRACE & FRENCH TERRACE DOORS

STANDARD SIZES SHOWN. ADDITIONAL SIZES MAY BE AVAILABLE. CUSTOM SIZES CAN BE ORDERED.

- Note:
- SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.
  - Half round doors are available in wood exterior only.

1 = Inswing doors with jamb extensions (other than 4 9/16" [116 mm] & 6 9/16" [166 mm] full jamb).

2 = Outswing doors (all) and inswing doors without jamb extensions (4 9/16" [116 mm] & 6 9/16" [166 mm] full jamb).

Information is subject to change without notice. | CAD Download: and Installation Instructions: [www.loewen.com](http://www.loewen.com)

OCT 0 6 2016

# FRENCH TERRACE DOOR NARROW STILE

		WIDTH							
R.O. Inswing with Jamb Extension <sup>1</sup>		118 3/4 [3016]	131 13/16 [3348]	142 3/8 [3616]	158 1/8 [4016]				
R.O. <sup>2</sup>		118 1/8 [3000]	131 3/16 [3332]	141 3/4 [3600]	157 1/2 [4000]				
Frame		117 3/8 [2981]	130 7/16 [3313]	141 [3581]	156 3/4 [3981]				
Panel		28 9/16 [726]	31 7/8 [809]	34 1/2 [876]	38 7/16 [976]				
Visible Glass		22 11/16 [576]	25 15/16 [659]	28 9/16 [726]	32 1/2 [826]				
80 3/8 [2042]		80 1/8 [2035]	79 1/2 [2020]	76 7/16 [1942]	68 13/16 [1748]	<b>FD4 3020</b>	<b>FD4 3320</b>	<b>FD4 3620</b>	<b>FD4 4020</b>
82 3/16 [2087]		81 7/8 [2080]	81 5/16 [2065]	78 1/4 [1987]	70 9/16 [1793]	<b>FD4 3021</b>	<b>FD4 3321</b>	<b>FD4 3621</b>	<b>FD4 4021</b>
86 7/8 [2206]		86 9/16 [2199]	86 [2184]	82 15/16 [2106]	75 1/4 [1912]	<b>FD4 3070</b>	<b>FD4 3370</b>	<b>FD4 3670</b>	<b>FD4 4070</b>
95 3/8 [2422]		95 1/16 [2415]	94 1/2 [2400]	91 7/16 [2322]	83 3/4 [2128]	<b>FD4 3024</b>	<b>FD4 3324</b>	<b>FD4 3624</b>	<b>FD4 4024</b>
98 1/4 [2496]		98 [2489]	97 3/8 [2474]	94 5/16 [2396]	86 11/16 [2202]	<b>FD4 3080</b>	<b>FD4 3380</b>	<b>FD4 3680</b>	
99 15/16 [2538]		99 5/8 [2531]	99 1/16 [2516]	96 [2438]	88 3/8 [2244]	<b>FD4 3025</b>	<b>FD4 3325</b>	<b>FD4 3625</b>	
107 3/16 [2722]		106 7/8 [2715]	106 5/16 [2700]	103 1/4 [2622]	95 9/16 [2428]	<b>FD4 30027</b>	<b>FD4 3327</b>	<b>FD4 3627</b>	

Glass Size = Visible Glass + 15/16" [24 mm]

PRODUCT CODE

J10

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STANDARD SIZES SHOWN. ADDITIONAL SIZES MAY BE AVAILABLE. CUSTOM SIZES CAN BE ORDERED.

- Note:
- SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.
  - Half round doors are available in wood exterior only.

1 = Inswing doors with jamb extensions (other than 4 9/16" [116 mm] & 6 9/16" [166 mm] full jamb).

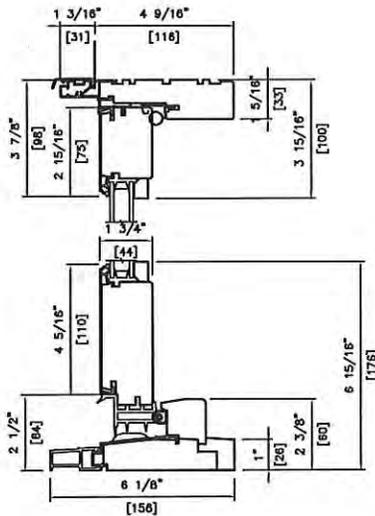
2 = Outswing doors (all) and inswing doors without jamb extensions (4 9/16" [116 mm] & 6 9/16" [166 mm] full jamb).

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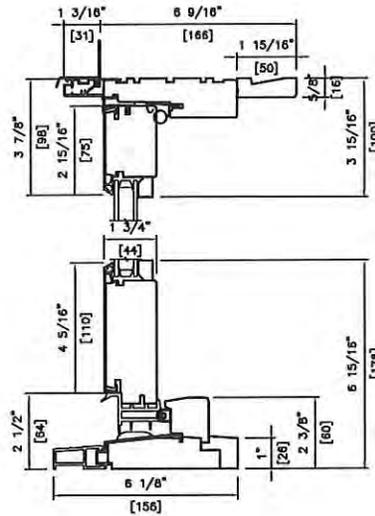
OCT 06 2018

# OUTSWING 3" NARROW STILE FRENCH TERRACE DOOR DETAIL

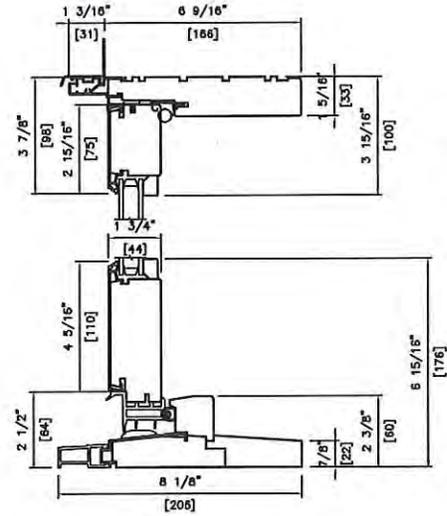
## HEAD & SILL DETAIL



METAL CLAD DOUBLE  
4 1/8" (116 mm)

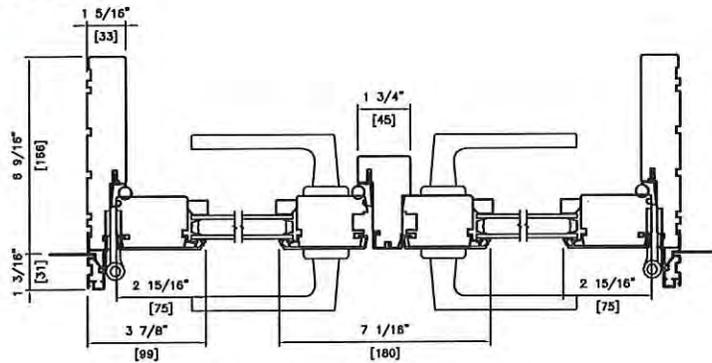


METAL CLAD DOUBLE  
6 3/8" (166 mm)



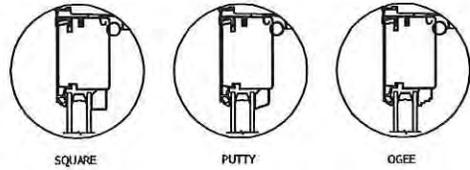
METAL CLAD DOUBLE  
6 3/8" (166 mm)  
FULL JAMB

## PLAN VIEW



METAL CLAD DOUBLE  
TWO PANEL  
6 3/8" (166 mm)

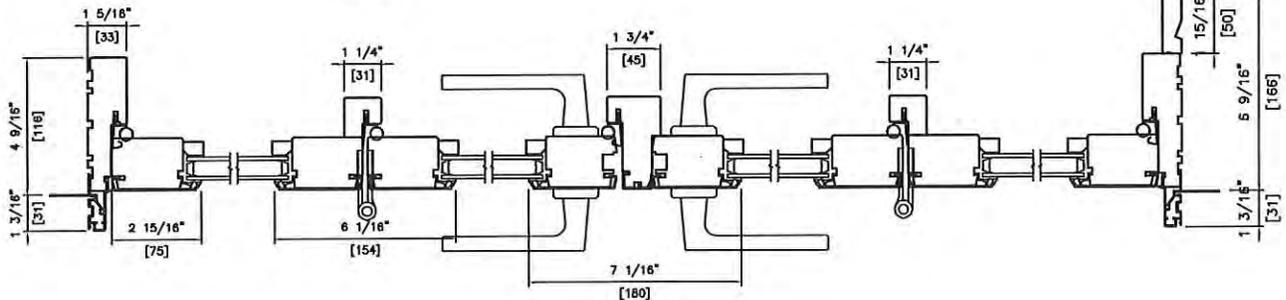
## GLAZING STOP PROFILES



SQUARE

PUTTY

OGEE

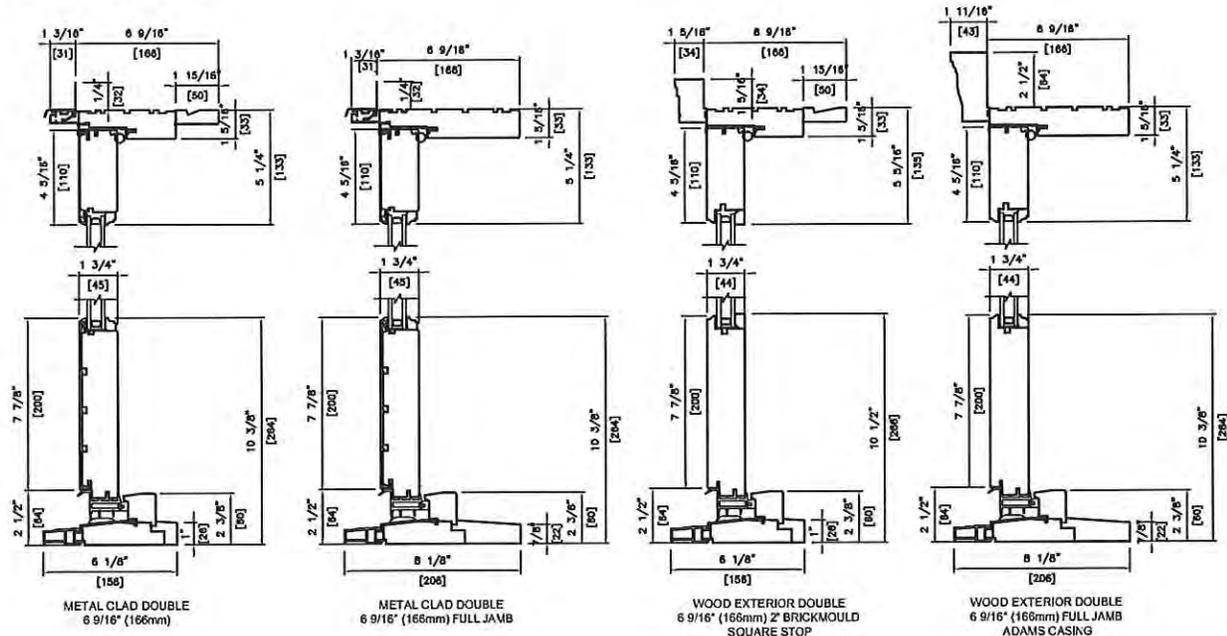


METAL CLAD DOUBLE  
FOUR PANEL  
4 3/8" / 6 3/8" (116 mm / 166 mm)

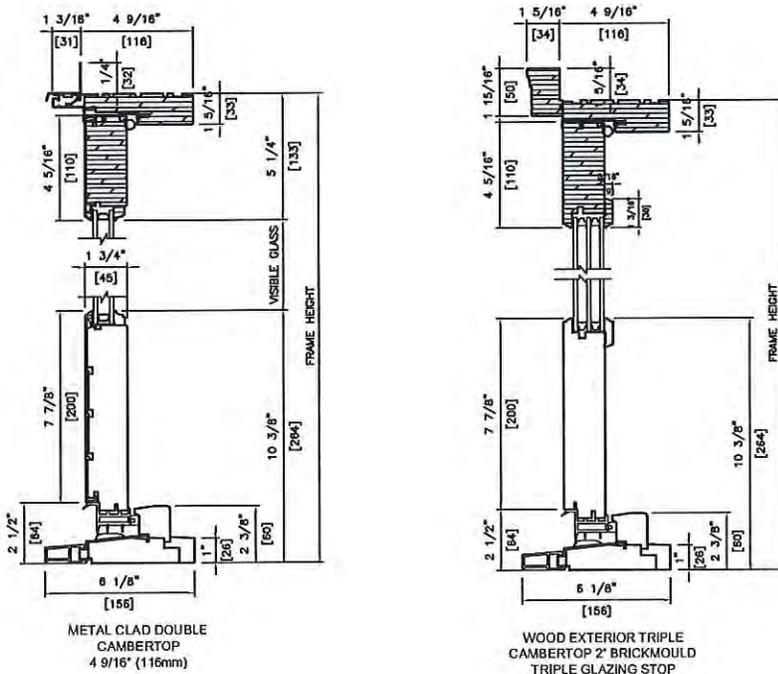
Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" (2 mm) tolerance.

# OUTSWING TERRACE DOOR DETAIL

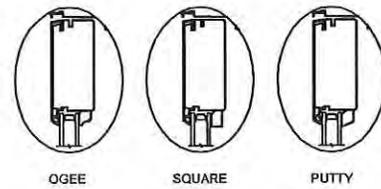
## HEAD & SILL DETAIL



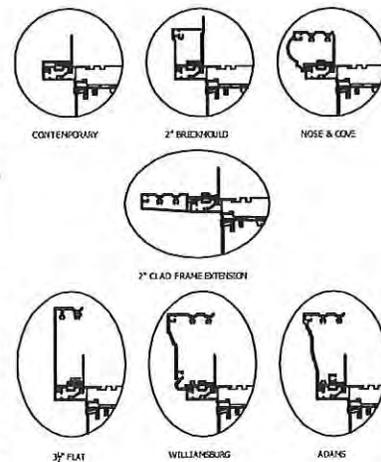
## HEAD & SILL DETAIL



## GLAZING STOP PROFILES



## CASTING



SEE PAGE A22 FOR DIMENSIONS.

Note: • Other jamb widths available.  
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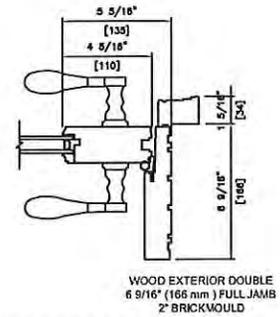
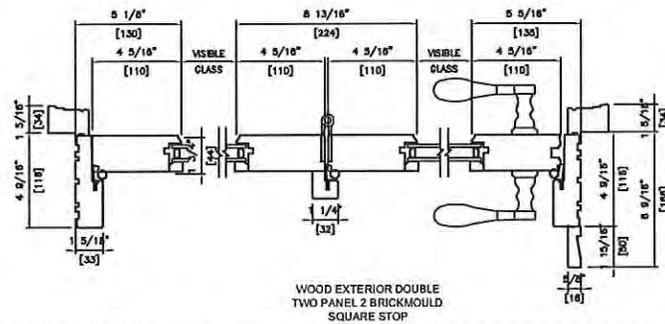
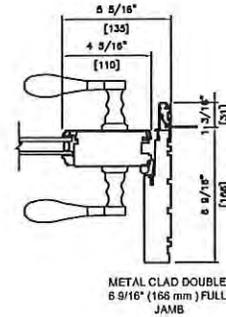
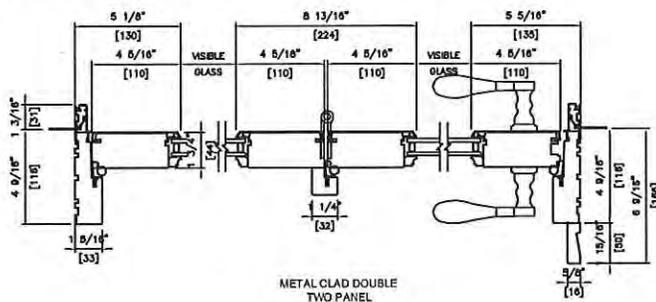
J23

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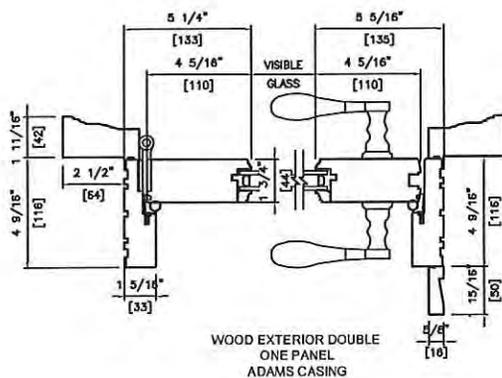
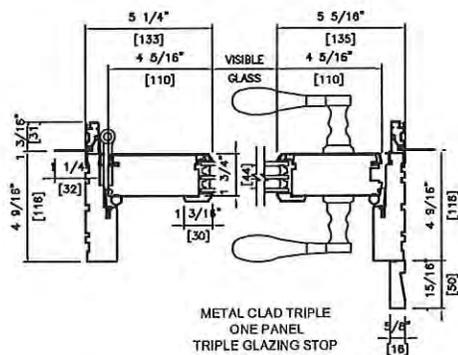
OCT 0 8 2016

# OUTSWING TERRACE DOOR DETAIL

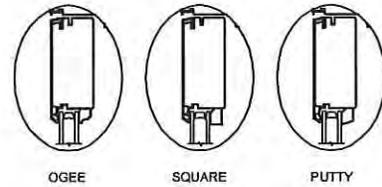
## PLAN VIEW



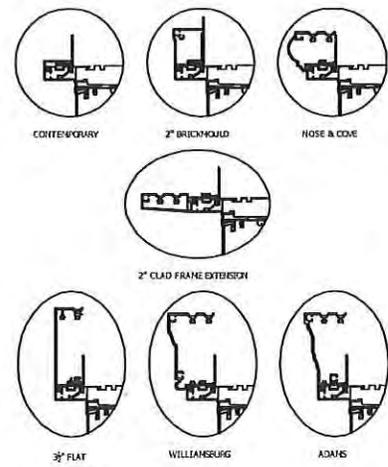
## PLAN VIEW



## GLAZING STOP PROFILES



## CASTING



SEE PAGE A22 FOR DIMENSIONS.

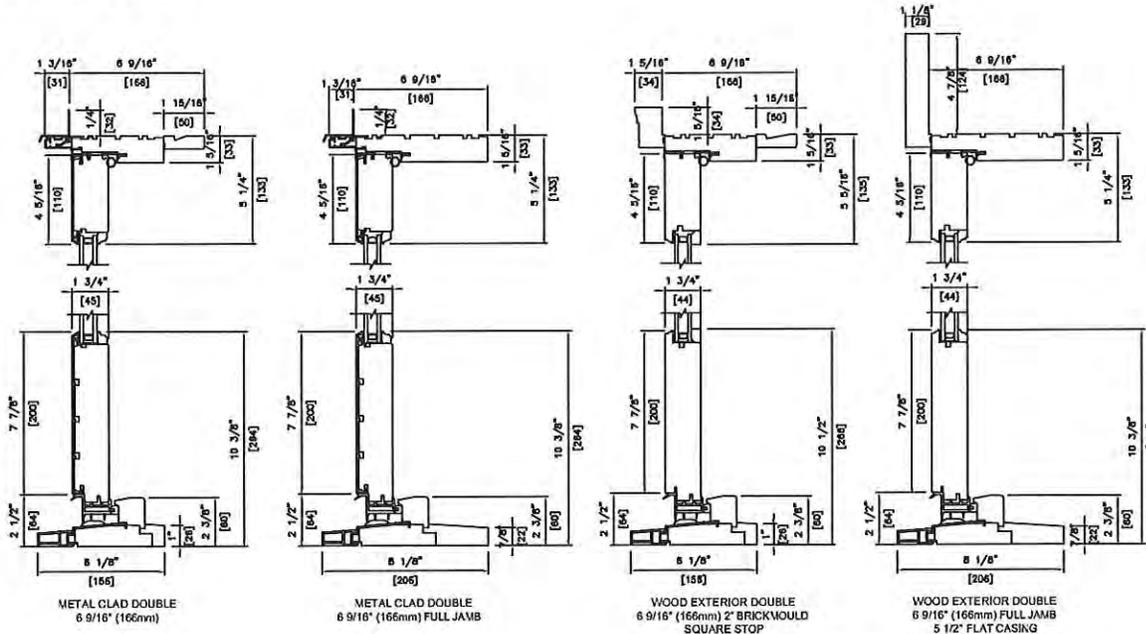
J24

Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" [2 mm] tolerance.

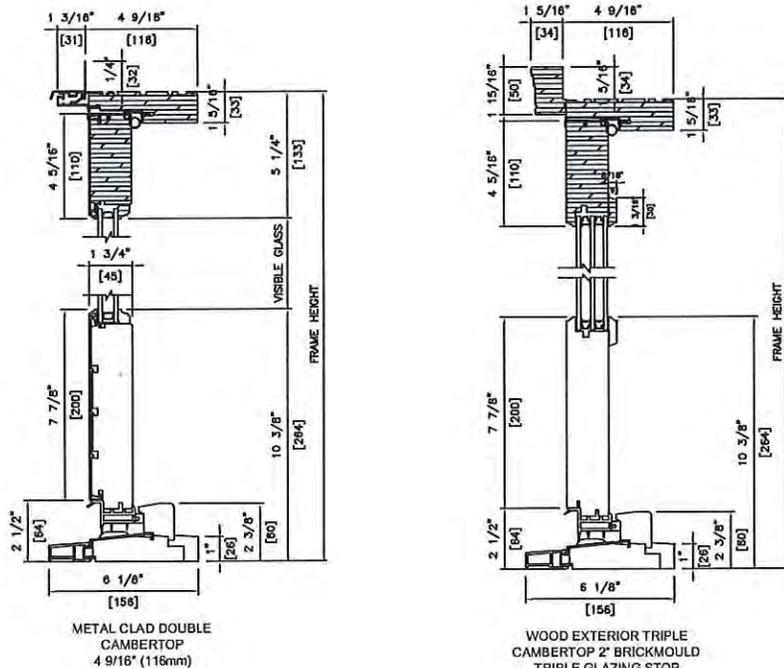
2016 1 18 2010

# OUTSWING FRENCH TERRACE DOOR DETAIL

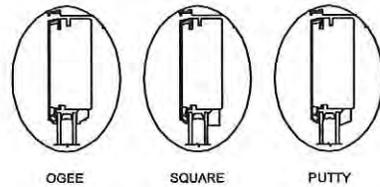
## HEAD & SILL DETAIL



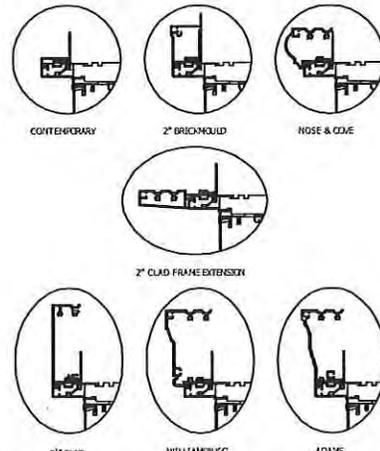
## HEAD & SILL DETAIL



## GLAZING STOP PROFILES



## CASTING



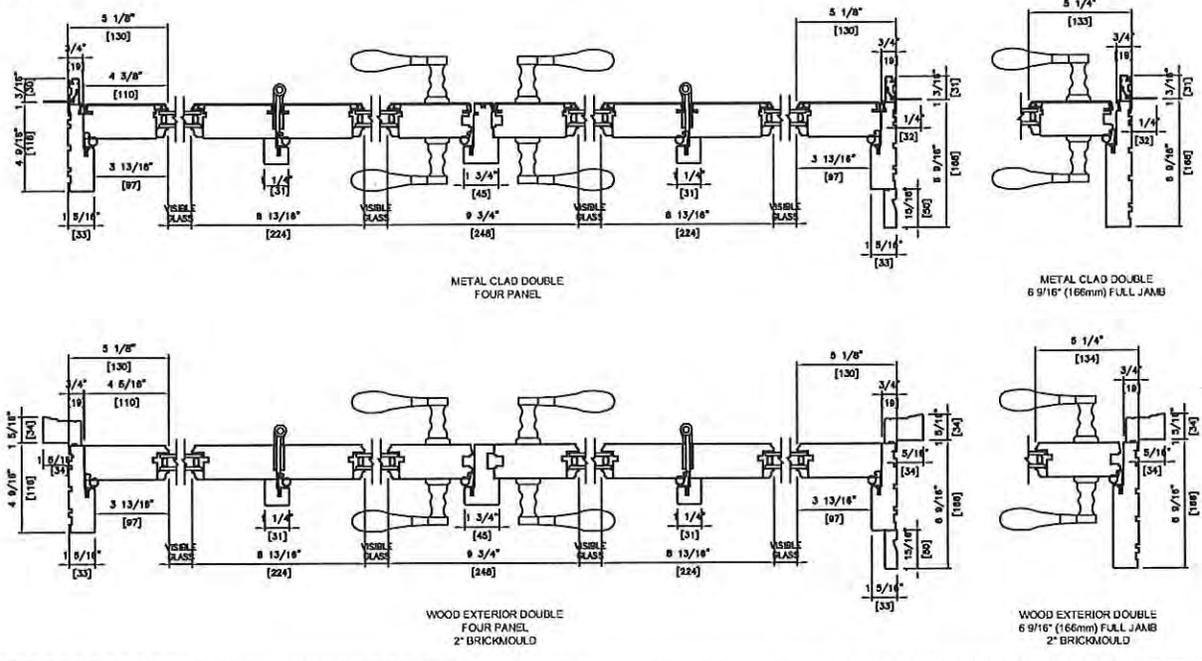
SEE PAGE A22 FOR DIMENSIONS.

Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" (2 mm) tolerance.

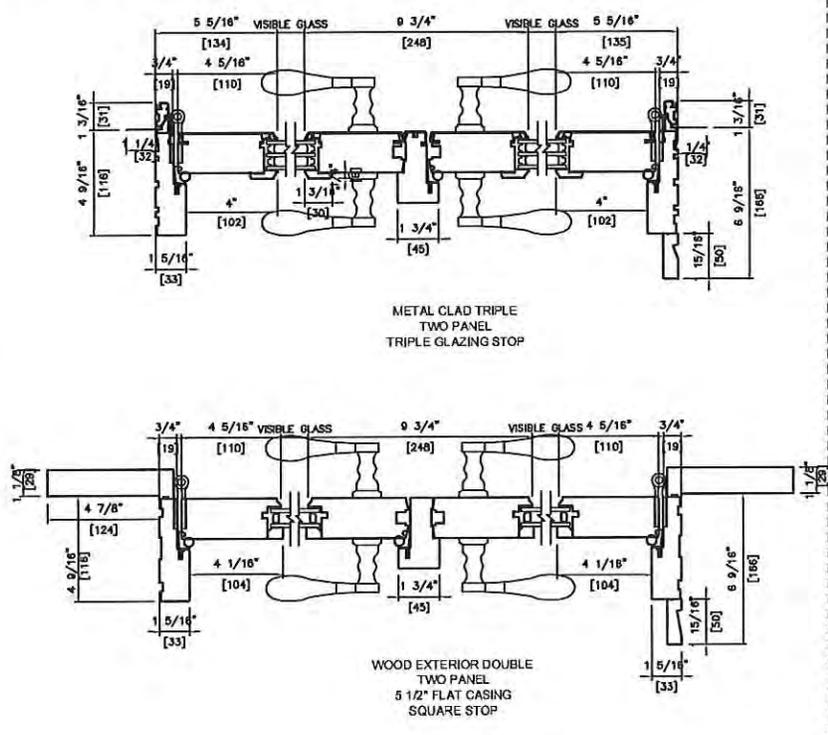


# OUTSWING FRENCH TERRACE DOOR DETAIL

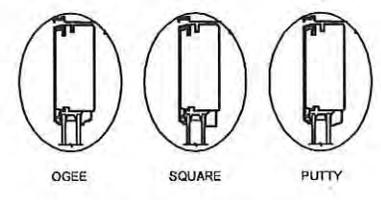
## PLAN VIEW



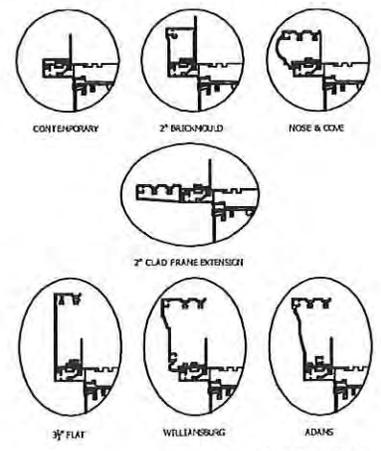
## PLAN VIEW



## GLAZING STOP PROFILES



## CASTING



SEE PAGE A22 FOR DIMENSIONS.

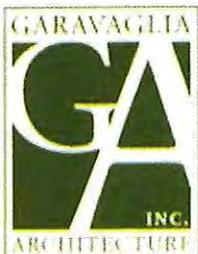
Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" [2 mm] tolerance.

OCT 0 6 2016



579 First Street East  
Sonoma, CA  
Historic Resource Evaluation and  
Secretary of the Interior's Standards  
Compliance Review - DRAFT

Prepared for  
Andrew Mariani  
Sonoma, CA



Prepared by  
Garavaglia Architecture, Inc.  
September 20, 2016

Innovating Tradition

SEP 20 2016

## HISTORIC RESOURCE EVALUATION

### INTRODUCTION

#### PROJECT OVERVIEW

Garavaglia Architecture, Inc. was contracted by Andrew Mariani in June of 2016 to prepare a Historic Resource Evaluation (HRE) and a Secretary of the Interiors Standards Review (SISR) for proposed work to the property at 579 First Street in Sonoma (Figures 1 and 2). This report has been requested in connection with a proposed rear addition and renovation work. The building has not been previously evaluated for historical significance and is a contributor to an existing historic district.

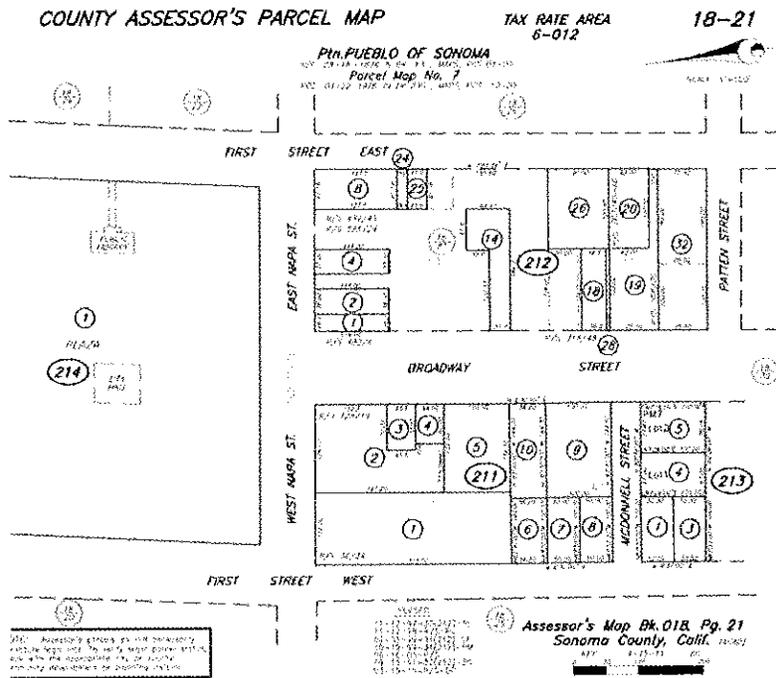


Figure 1. Parcel map with subject property indicated as Lot 20 (Sonoma County Assessor's Office, amended by author)



**Figure 2.** Subject property outlined in white with building highlighted in yellow (Google Maps, amended by author)

The building is a listed California Historical Landmark (#667, registered in 1958) and is a contributor to the Sonoma Plaza National Historic Landmark Historic District (registered in 1974). The City of Sonoma has requested this HRE be prepared in connection with proposed alterations to the property.

This HRE will address the subject property's eligibility for listing as a historic resource on the California Register of Historical Resources (CRHR), as well as the National Register of Historic Places (NRHP).

## METHODOLOGY

Garavaglia Architecture, Inc. staff conducted a site visit and survey of the property's interior and exterior on June 14, 2016. During this visit, staff documented the building's configuration and architectural elements with photographs and field notes. The owner provided relevant sections of the City of Sonoma Development Code, parcel maps, proposed plans, and historical background information.

Garavaglia Architecture, Inc. also conducted additional archival research on the subject property and surrounding area. The following repositories/collections were consulted to complete the research process.:

- California Digital Newspaper Collection
- California Historical Society
- Online Archive of California
- San Francisco Public Library
- Sonoma Valley Historical Society
- Sonoma County Clerk-Recorder-Assessor's Office
- Sonoma Building Department

## RESOURCE DESCRIPTION

### SITE

The one-and-a-half residence at 579 First Street East (APN 018-212-020) sits on a 7,674 square foot/.18-acre rectangular lot. The building is located along the west side of First Street East, between East Napa Street and Patten Street, one block south from the Sonoma Plaza. The property is located in Sonoma's Downtown District, and is zoned as C for Commercial development.

The building faces east, and is set slightly from the sidewalk (Figures 3 and 4). From First Street East, the site is largely obscured by trees and bushes at both extents of property. An open wood carport sits along First Street East at the south end of property and is similarly covered in foliage.

A adobe brick paved walkway with an adobe brick curb leads through a metal gate from First Street East and along the building's southern elevation to the rear yard, which is enclosed by a wood fence. The pavers lead to a concrete patio that is interspersed by plantings and dirt. To the north of the concrete patio sits a wood trellis. Adobe brick and wood raised planter beds, some including mature trees, are present at the patio's extents. Another wood trellis-type of structure sits to the southwest of the paved area (Figure 5). An auxiliary metal shed covered in overgrown plants sits at the northern portion of the rear yard. There is a grassy yard beyond the concrete patio area, lined by plant growth with mature trees at the lot's perimeter (Figure 6).



Figure 3. Subject property as viewed from First Street East, looking northwest (Garavaglia Architecture, Inc.)



Figure 4. Subject property as viewed from First Street East, looking southwest (Garavaglia Architecture, Inc.)



Figure 5. Rear yard at property, looking west (Garavaglia Architecture, Inc.)



Figure 6. Rear yard at property, looking northwest (Garavaglia Architecture, Inc.)

**BUILDING**

The two-story Spanish Colonial style residence at 579 First Street East Street is L-shaped in plan, with an original rectangular adobe building, lean-to adobe and wood frame additions, and a western-projecting wood frame wing. The north, east, and south elevations are clad in stucco, while the west elevation, with its multiple additions, is clad in horizontal and vertical wood siding. The hipped roof is clad in composition shingles.

*East Facade*

A lean-to, open, full-width porch supported by unadorned square wood columns with minimal bracketing characterizes the building's eastern facade (Figures 7 and 8). The porch terminates in a wood lattice at the north end, and a partial wood lattice at the south end with an open metal gate (Figures 9 and 10). Adobe pavers comprise the porch area. The symmetrical elevation features two plank doors that flank a commemorative metal plaque. Comprised of three vertical boards each, the doors are recessed deeply into the facade and are encased with generous wood framing. Both doors are adorned with metal doorknockers, and door to the left has a small handle, while the door to the right has a lockset and is without a handle. Two 6/6 lite wood windows flank the doorways, with similarly large simple wood framing. A suspended pendant light fixture hangs from the center of the porch overhang.



Figure 7. View of front porch from sidewalk, looking southwest (Garavaglia Architecture, Inc.)



Figure 8. View of front porch from sidewalk, looking west (Garavaglia Architecture, Inc.)



Figure 9. View of building facade, looking south (Garavaglia Architecture, Inc.)



Figure 10. View of building facade, looking north (Garavaglia Architecture, Inc.)

#### *South Elevation*

The south elevation is a gabled end of the original adobe building, with two visible lean-to additions constructed at the left (Figures 11 and 12). A brick chimney flue rises centered through the gabled roof. The entire elevation is clad in stucco and has plant growth and various piping along the exterior of the building. A larger lean-to addition leads directly off of the adobe portion of the building, and has a single 6/6 lite wood window. The smaller lean-to addition extends from this and has a separate roofline.

The south elevation of the western-projecting wing is clad in vertical board and batten siding (Figure 13). The portion attached to the lean-to addition has a hipped roof, and one solid wood plank door. The door has no hardware and leads to an unfinished shed-like space (Figure 14). Further to the left of this elevation sits a pair of 4 lite French doors, which lead to a bedroom. To the left of this extension sits a taller addition that is similarly clad in vertical board and batten siding and has a separate, gabled roof with extending rafter tails and a shallow rake.



Figure 11. Walkway from First Street East to rear yard, looking east (Garavaglia Architecture, Inc.)



Figure 12. Larger (right) and smaller (left) lean-to additions at rear of building. Note stucco finish is uniform throughout (Garavaglia Architecture, Inc.)



Figure 13. Detail of western wing, southern elevation (Garavaglia Architecture, Inc.)



Figure 14. Detail of connection between western wing and west lean-to elevation (Garavaglia Architecture, Inc.)

## *West Elevation*

The west elevation faces the property's rear yard. There is no original adobe building fabric visible from this end (Figure 15). There are three additions at this elevation. The closest addition to the adobe portion of the building has a shed/lean-to roof which is an extension of the adobe portion's roof (Figure 16). This section is clad in horizontal wood siding. Here, there is a tripartite wood casement window assembly.

Protruding to the right of this addition is another, smaller, lean-to addition (Figure 17). The left side of this smaller addition has an adobe brick base, surmounted by larger tripartite casement window assembly with horizontal wood siding at the northern end. Adjacent to the window assembly sits a single pane door with a screen. To the right of this, horizontal siding comprises the remainder of the addition, with a 3/3 lite wood window in this portion. The right extent of this elevation exhibits different, wider, siding than the rest, indicating another addition or alteration at this location. This smaller lean-to addition has a separate shed roof, which sits below the larger lean-to addition.

The west-most portion of this elevation is the gable end of the western wing, clad in vertical wood board and batten siding (Figure 18). Here, a single fixed stained glass with simple wood trim sits off-centered below the gable.



Figure 15. West elevation of building, looking east from rear yard (Garavaglia Architecture, Inc.)



Figure 16. Detail of west elevation, with western wing at the left (Garavaglia Architecture, Inc.)



Figure 17. Detail of west elevation, with smaller lean-to addition at foreground (Garavaglia Architecture, Inc.)



Figure 18. Gabled addition at end of western wing, looking northeast (Garavaglia Architecture, Inc.)

#### *North Elevation*

The north elevation is a gabled end of the original adobe building, with a lean-to addition constructed at the right, and the western projecting wing further to the right (Figure 19). The adobe portion and lean-to addition portions of this elevation are clad in stucco, while the projecting wing (which is obscured by a neighboring wood fence) is clad in wood siding. A metal exhaust vent runs from below the building up to the roofline at the original adobe portion of the building (Figure 20). A double hung 6/6 lite wood window sits centered below the gable at the upper floor, and a fixed 8/12 wood window sits centered at the lower floor. A single, fixed window sits in the lean-to portion of this elevation. A wood door to the right of this window provides access from the street directly into the rear extension wing (Figure 21).



Figure 19. Northern elevation, facing south (Garavaglia Architecture, Inc.)



Figure 20. Detail of northern elevation, facing southwest (Garavaglia Architecture, Inc.)



**Figure 21.** Detail of entry door into the partially finished portion of the rear western wing (Garavaglia Architecture, Inc.)

## INTERIOR

A description of interior of the original adobe portion of the home will be presented here.

### *Adobe First Floor*

The lower floor in the adobe portion of the property is accessible from First Street East through the door to the right side of the west elevation. The door to the left is closed off at the interior by three wood shelves. The single open room has plaster over adobe brick walls with wood baseboards along the perimeter. A white washed adobe fireplace with a wood surround sits at the southern elevation in this room (Figures 22 and 23). To the right of the fireplace sits a recessed closet with two paneled wood doors and a wood surround (Figure 24). The west wall of this room has two symmetrical doors, which lead out from the adobe portion of the home and into the lean-to addition kitchen area. A narrow staircase with a built-in bookcase underneath, sit in the north wall (Figure 27). At the northeastern corner, sits a built-in cabinet. The staircase, bookcase, and cabinet appear to be of the same construction campaign.<sup>1</sup> The exposed beams of the underside of the upper floor are present at the ceiling here.

### *Adobe Attic / Upper Floor*

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<sup>1</sup> See Construction Chronology section for more details.

The staircase leads to the upper floor which is finished with gypsum board, a coved ceiling, and wood molding at the northern half (Figure 28). A partition at the center of the room features a flush plywood/plank door with no hardware. Beyond the plywood/plank door which bisects the upper floor, the area features differently sized wood floor boards, and an exposed white washed or coated plaster treatment. There is some evidence of a more recent wallpaper along the southern wall. A red brick chimney sits centered at the southern wall. There, the hand hewn wood rafters show evidence of charring. The wall partition at this area includes enclosed reused windows.

Original features that remain at the interior include:

- Hand hewn wood rafters
- Adobe building material
- Coating over adobe brick
- Wood floor boards
- Wood plank doors at west facade



Figure 22. View of first floor interior, facing south (Garavaglia Architecture, Inc.)



Figure 23. View of first floor interior, facing southeast. Note the fireplace, floorboards, and stucco adobe at walls (Garavaglia Architecture, Inc.)



Figure 24. Southernmost door at facade has been closed off with shelving (Garavaglia Architecture, Inc.)



Figure 25. View of first floor interior, looking east (Garavaglia Architecture, Inc.)



Figure 26. Wood plank entry door at east elevation (Garavaglia Architecture, Inc.)



Figure 27. Detail of north wall at first floor interior. Note the cut in the wood flooring, and corresponding wall indications. There was likely a wall that bisected the room here. (Garavaglia Architecture, Inc.)



Figure 28. In northern portion of upper floor, looking southwest (Garavaglia Architecture, Inc.)



Figure 29. In southern portion of upper floor, looking southwest at brick chimney. Note the charred / smoke damaged beams. (Garavaglia Architecture, Inc.)

## HISTORICAL BACKGROUND

### City of Sonoma

The early history of Sonoma has been well documented by other sources. The following brief historic overview of the City of Sonoma is quoted from the City's website:

Good soils, temperate climate, and abundant food and water attracted indigenous peoples to the Sonoma Valley for at least 12,000 years before Spanish missionaries settled in the early 19th century. As many as 5,000 Native Americans lived in what is now Sonoma County at any one time. Local tribes included the Pomo-Kashaya, Wapo, and Patwin.

In 1823, Mission San Francisco Solano de Sonoma was established by Father Junipero Serra. It was the only California mission installed after Mexican independence from Spanish rule. Sonoma was first acknowledged by Mexico as a City in 1835. Mariano Guadalupe Vallejo, a lieutenant later promoted to General, led the transformation of Sonoma into a Mexican pueblo. He oversaw construction of the eight-acre central Plaza (still the largest in California) and the street grid, including the 110-foot wide Broadway. When his nephew, Juan Bautista Alvarado, was named governor of the Mexican state of Alta California in 1838, Vallejo was named military governor of the state.

On June 14, 1846, Sonoma was declared the capital of the "Bear Flag Republic" in a revolt against Mexican control of California. The town's status as the nominal capital of California lasted 25 days, ending with California's annexation by the United States. Vallejo supported the Americans when Mexico ceded all of California and the rest of the Southwest to the United States in 1848.

After California achieved statehood in 1850, Vallejo was elected a state senator and lobbied to maintain Sonoma as the county seat; however, Santa Rosa won the honor in an 1854 county election still questioned by some historians. With U.S. rule came the appropriation of many land holdings, and Vallejo lost almost all of his real estate, which once amounted to 7 million acres. His home on West Spain Street was all that remained of his once immense land holdings when he died in 1890. Sonoma was incorporated as a U.S. City in 1883.<sup>2</sup>

When the Gold Rush began in California, many of Sonoma's residents left the community in the hopes of striking it rich. As residents from across the country came to California, most landed first in San Francisco and settled in mining centers throughout the state. Sonoma's social and political dominance had ended and "a period of malaise [settled over the town] until its agriculture, wine-making and emerging quarry industry caused Sonoma to become once again a thriving community."<sup>3</sup> In the 1880s, a phylloxera epidemic destroyed many of the vineyards and the economy slowed once again; however, because of its favorable setting and climate

<sup>2</sup> City of Sonoma, "Visiting Sonoma: History," City of Sonoma Website, <http://www.sonomacity.org/Community/About-Sonoma/History-Of-Sonoma.aspx>.

<sup>3</sup> Sonoma League for Historic Preservation, "Sonoma Walking Tour" [brochure], 4<sup>th</sup> Revised Edition, (Sonoma League for Historic Preservation, 2003).

# 579 FIRST STREET EAST, SONOMA

Historic Resource Evaluation and Standards Compliance Review - DRAFT

September 20, 2016

Sonoma survived from that time through the 1920s as a resort town. Sonoma remained relatively rural until recent decades due, in part, to its relative inaccessibility.<sup>4</sup>

Today the city has a population of about 9,500 residents and is characterized by a variety of land uses and building types.<sup>5</sup> Despite recent growth, the city remains modest in scale and is protected by an urban growth boundary, which was established by voters in 2000 to preserve Sonoma's small-town character and surrounding agricultural lands.<sup>6</sup> Wine production is again a prominent industry and Sonoma serves as an economic hub for the rural Sonoma Valley.<sup>7</sup>

## SITE EVOLUTION AND CONSTRUCTION CHRONOLOGY

### Ownership History

Dates	Name(s)	Notes
1847	William W. Scott	There was a lawsuit between William W. Scott and Judge H. A. Green as to the ownership of the property. Scott won the suit, yet, Green is described as the owner in 1847. <sup>8</sup>
1848	Nancy Bones Patten Adler [or Ann Patten] & Lewis Adler	
c. 1866	Charles Meyers family	
Early 1900s	Stedman family	
Early 1900s	Bill Meyers	
Early 1900s	Alice J. Clark, et. al	
1926	Henry F. Bates (Grandson of Mrs. Nancy Bones Patton Adler) and wife Nancy Bates (Nancy Clara Olin)	
1931	Zolita Bates	
1996	Anita Haywood / Anita Haywood Banks Trustee	
2013	Andrew P. Mariani	

<sup>4</sup> Ibid.

<sup>5</sup> City of Sonoma, "Visiting Sonoma: History."

<sup>6</sup> Crawford Multari & Clark Associates. *2020 General Plan - City of Sonoma*, (City of Sonoma, 2006), 8.

<sup>7</sup> City of Sonoma, "Visiting Sonoma: History."

<sup>8</sup> Thomas D. Mulhern, Jr. and Robert A. Cox, *National Register of Historic Places Inventory - Nomination Form: Sonoma Plaza (National Historic Landmark)*, (San Francisco: National Park Service, 1973).



**Construction Chronology**

Date	Owner	Alteration
1847		Adobe portion of home constructed, built by Henry M. Green
c. 1866		Upper floor utilized as a smoke house and had a dirt floor. Likely where charring/smoke damage originated
1931	Zolita Bates	Renovation and restoration of home, including removal of burlap at walls in attic, wall paper removal on first floor walls, and wall restoration
1966	Zolita Bates	Electrical work
1972	Zolita Bates	Remodel and addition constructed, electrical and plumbing work performed
1982	Zolita Bates	Rotted wood floor replaced with new concrete floor
1986	Zolita Bates	Cedar shingles replaced
2007	Zolita Bates	Cedar shingles removed and replaced with composition shingles

**OWNERSHIP & CONSTRUCTION HISTORY**

The earliest ownership of the property, and the original builder of the property at 579 First Street East are unclear due to conflicting recorded sources. The original builder and owner of the property warrant further study that is beyond the scope of this HRE. The following text is from the Sonoma Plaza National Historic Landmark nomination form, created in 1974:

Constructed in 1847, by William W. Scott, a member of the Bear Flag Party. There was a suit between Scott and Judge H. A. Green as to the ownership of the property. Scott won the suit, however, Green is described as the owner in 1847.<sup>9</sup>

The nomination goes on to describe the subsequent family who lived at the property:

In 1851, Judge Green died and the property was sold to the Patton family.

Their daughter, Nancy Bones, came to California in 1847 with the Donnor Party.

Nancy Bones had lost her husband in the tragedy and later married Lewis Adler [1848], a Sonoma merchant.<sup>10</sup>

<sup>9</sup> Mulhern, Jr. and Cox, *National Register of Historic Places Inventory - Nomination Form: Sonoma Plaza*, 1973.

<sup>10</sup> Ibid. Another discrepancy arises with the identification of Nancy Bones as Lewis Adler's wife. According to U.S. Federal Census records of 1870, Lewis' wife was Ann Patton Adler, sister of Nancy Bones. See: US Federal Census, Sonoma, 1870, and "Ukiah woman visits in old home of kin," *Ukiah Daily Journal*, February 27, 1970.

In the "Saga of Sonoma" collection of essays, local Sonoma elementary school principal, Jesse F. Prestwood, wrote an overview of the property's history, known as the 'Green House.' ownership of the property by the Meyers family began around 1866:

Meyers was a sausage maker and he established his business in the adobe. He also cured hams and bacon. He put in a dirt floor in the attic and used this place as a smoke room in curing his meats. Later as his business prospered, he occupied a separate building. Upon the death of Meyers the business came to an end but his widow later married a Mr. Dorman and continued residence in the Green House.<sup>11</sup>

Prestwood wrote the following description of the property's early configuration likely after significant remodeling work was undertaken in 1931:

The original structure consisted of four rooms, two upstairs and two down stairs, and a lean-to of three small rooms at the rear. The adobe is of the Monterey type of construction. The foundation walls are of large cobble stones and the adobe walls are of some three feet in thickness. The partitions are likewise of adobe of some two feet in thickness. The roof was made of split shares as was usual with this type of construction. Each room has an outside door. The adobe brick used in its construction, are 4 inches by 8 inches by 14 inches and were made on the grounds surrounding the building. The timbers and beams are hand hewn redwood. [...] Hand made nails were used throughout the house, and hinges and bolts for doors and windows were hand made from wrought iron, all strong and secure.<sup>12</sup>

This description suggests that the lean-to at the west elevation was an early modification. The early lean-to included three rooms, each of which would have led directly out to the rear yard.

The 1905 Sanborn Map depicts the one-story dwelling with an open porch, an adjacent one-story shed to the west, and two auxiliary one-story buildings at the southwestern corner of the property. The one-story shed had a pipe stove, and an open porch at the north (Figure 30). The Sanborn map created 6 years later, in 1911, depicted the previously mentioned lean-to structure as being clad in terra cotta. It is likely that this 1911 configuration depicts an update to the Sanborn map due to fire insurance purposes. This map also distinguishes the original portion of the building as adobe construction. By this time, the two auxiliary structures had been removed.

Nancy Bones Patton Adler's grandson, Henry F. Bates, acquired the property in the early 20<sup>th</sup> century. This marked a return of the property to the decedents of the earliest property owners. In 1931, Henry Bates sold the home to his daughter (and great-granddaughter of Nancy Bones Patton Adler), Zolita Bates. Zolita was a well-respected grammar school teacher in the Sonoma community. Using her meager salary, she undertook what appears to have been a large renovation and restoration campaign, which spanned several years.<sup>13</sup> Years later, she was recognized for her restoration efforts in an undated essay:

The present owner has gone to considerable expense in restoring it to its original condition. Some three or more layers of paper were removed from the walls of the down-stairs rooms, and many yards of burlap from the up-stairs walls. The walls were then tinted and restored to their original appearance. It was found in the work that none of the walls were plumb, neither were the corners square nor the joist level—all quite characteristic of this type of construction.<sup>14</sup>

<sup>11</sup> Sonoma Valley Historical Society, "Saga of Sonoma," (Sonoma: Sonoma Valley Historical Society, 1954), 97.

<sup>12</sup> Sonoma Valley Historical Society, 97—98.

<sup>13</sup> "Notable women vital to history and culture in Sonoma Valley: 1930s to 1970s," *Sonoma Valley Sun*, June 5, 2008.

<sup>14</sup> Sonoma Valley Historical Society, 98.



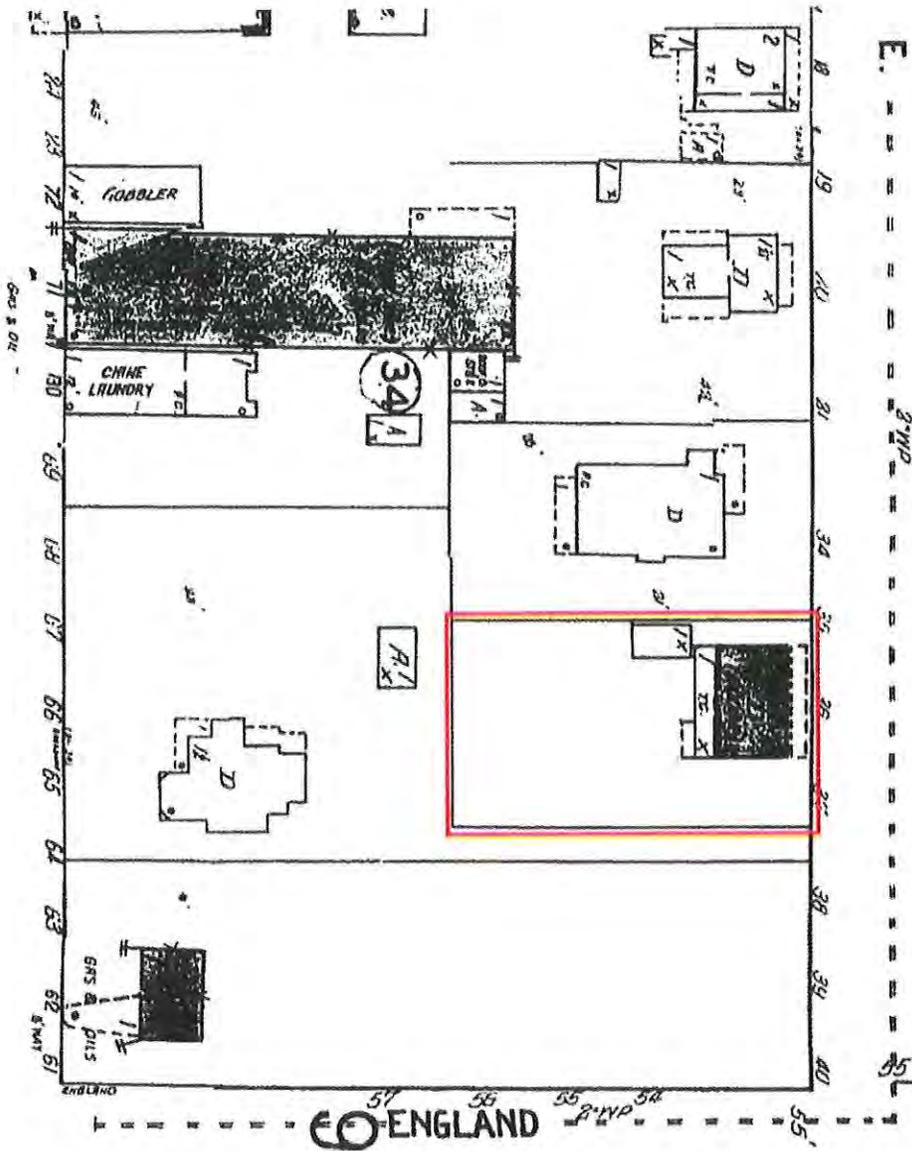


Figure 31. 1941 Sanborn Map with subject property outlined in red. Here, the building's entry appears to have been updated to depict both the adobe portion of the building and the wood lean-to portion, which was clad in terra cotta tiles (see "T. C." note on building). This distinction was likely updated for fire insurances purposes, as an early source indicates that a three-roomed lean-to was an early configuration. Note rear open western porch, and enclosure and extension of the rear auxiliary structure. (San Francisco Public Library)

The 1941 Sanborn map created 10 years after Zolita's purchase of the home shows a one story lean-to addition to the west of the adobe structure, with a terra cotta roof (Figure 32). The one-story shed structure with pipe stove to the west of the main building was enlarged, and remained unattached to the main building by this time. A southern lean-to addition, possibly serving as an open porch, had been added onto by this Sanborn map. The two rear auxiliary buildings no longer appeared.

The property was listed as a California Historical Landmark in December of 1958. There was considerable local and state-wide fanfare when the adobe was recognized with a commemorative plaque installation during a dedication ceremony in July of the following year (Figure 33). Over 450 guests were invited to the celebration, including the Superintendent and Chief of the California Division of Beaches and Parks (presently known as the California Department of Parks and Recreation). Chief of the Division of Parks and Beaches, Charles DeTurk, "...who along with other state officials present, praised Miss Bates for saving the historic residence and restoring it so admirably."<sup>15</sup>



**Figure 32.** Detail from "112-Year-Old Nash-Patton Adobe Gets State Plaque," *Sonoma Sun*, c. July 1959. Image features Zolita Bates, homeowner; Aubrey Measham, State Historian; Charles DeTurk, Chief, Division of Beaches and Parks; and Gordon Kishbaugh, Superintendent, Division of Beaches and Parks. (Sonoma Valley Historical Society)

<sup>15</sup> "112-Year-Old Nash-Patton Adobe Gets State Plaque," *Sonoma Sun*, c. July 1959.

The first known building permit for the building was issued in 1966 for electrical work. In 1972, three permits were issued, including an electrical permit, a plumbing permit, and a remodel and addition permit. It is likely that this addition was for the connection of the adjacent one-story (stove pipe containing) structure to lean-to addition. Alternatively, it may have been for the smaller lean-to addition, or the gabled roof addition at the westernmost extent of the property. As a result of this addition, or additions constructed during this time, a client-provided property detail report produced by RealQuest attributes the construction date of "c. 1970" to these later alterations at the property.

In 1974, shortly after these modifications, the property was listed as a contributor to the Sonoma Plaza National Historic Landmark District. In 1982, a permit to replace a rotted wooden floor with new concrete flooring likely occurred at the western-extending addition, as this is the only location that has a concrete floor.

Anita M. Haywood purchased the home from Zolita Bates in 1986. Haywood immigrated to the United States as a young woman.<sup>16</sup> She married and had three children, and purchased the subject property in her 50s. The same year she purchased the home, Haywood replaced the heavy cedar shingles with new heavy cedar shingles. In 2007, the wood shingles were replaced with solid sheathing, and Class-A fire-rated composition shingles. Haywood sold the house to the current owner in 2013.

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<sup>16</sup> "Obituary: Anita Haywood," *Sonoma Index-Tribune*, January 16, 2015.

## EVALUATION FRAMEWORK

### THE NATIONAL REGISTER CRITERIA FOR EVALUATION (NRHP)

The National Register is the nation's master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

#### Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register criteria are as follows:

- A. Resources that are associated with events that have made a significant contribution to the broad patterns of history;
- B. Resources that are associated with the lives of persons significant in our past;
- C. Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- D. Resources that have yielded or may likely yield information important in prehistory or history.

### THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION

The California Register of Historical Resources (CRHR) is the official list of properties, structures, districts, and objects significant at the local, state, or national level. California Register properties must have significance under one of the four following criteria and must retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance (i.e. retain integrity). The California Register utilizes the same seven aspects of integrity as the National Register. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

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

3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

### INTEGRITY

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context.

## FINDINGS

### NATIONAL REGISTER OF HISTORIC PLACES/CALIFORNIA REGISTER OF HISTORICAL RESOURCES

This section uses the historic information discussed above to evaluate the property at 579 First Street East in Sonoma for historic significance. The NRHP/CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The subject building at 579 First Street East was constructed in 1847 and therefore meets the age requirement. In terms of historic significance, the NRHP/CRHR evaluates a resource based on the following four criteria:

#### Criterion A/1 (event)

As stated by the National Park Service (NPS), this criterion “recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce.”<sup>17</sup> When considering a property for significance under this criterion, the associated event or trends “must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city...Moreover, the property must have an important association with the event or historic trends”<sup>18</sup>

The property at 579 First Street East is listed as a contributor to the Sonoma Plaza National Historic Landmark District for its association with an event that allowed for the end of Sonoma resistance to American authority.<sup>19</sup> Early Sonoma pioneer John H. Nash served as the magistrate of Sonoma during the Bear Flag Revolt in 1846, in which California was shortly proclaimed as its own republic.<sup>20</sup> Under U.S. military control in 1847 former Governor of Missouri, Lilburn W. Boggs, was elected to take over Nash's role, which was met with great resistance by young Nash. Nash was boarding with Judge Henry A. Green and family at the subject property when General Sherman forcefully arrested Nash for refusing to relinquish his post as Sonoma's justice-of-the-peace-type position. The following is from the property's entry on the National Register of Historic Places Inventory Nomination Form:<sup>21</sup>

John H. Nash, who boarded with the Green's, was the first American Alcalde of the pueblo. In July 1847, Lieutenant William Techumseh Sherman, later General Sherman, acting on the orders of the Military Governor of California, Colonel Mason, took prisoner Alcalde Nash. Nash had refused to relinquish his post as Alcalde to Liburn W. Boggs, appointed in 1847. Nash was taken to Monterey, reprimanded and released from

<sup>17</sup> National Park Service, “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” National Park Service website, [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_6.htm](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm).

<sup>18</sup> *Ibid.*

<sup>19</sup> Colonel Herbert M. Hart, “Historic California Posts, Camps, Stations and Airfields Sonoma Barracks,” Military Museum website, <http://www.militarymuseum.org/SonomaBks.html>.

<sup>20</sup> Kathleen Thompson Hill, *Sonoma Valley: The Secret Wine Country*, (Sonoma: Globe Pequot Press, 2005), 57.

<sup>21</sup> Mulhern, Jr. and Cox, *National Register of Historic Places Inventory - Nomination Form: Sonoma Plaza*, 1973.

custody by the Military Governor. Nash returned to Sonoma. Attracted to the gold mines, he died at Mormon Bar in 1848.

Nash was then taken prisoner to Monterey to meet with military governor Colonel Richard B. Mason. There, Nash agreed to assist Boggs in assuming alcalde duties upon his return to Sonoma.<sup>22</sup> This event was one of a series of events that led to the American occupation of Sonoma, which later led to California joining the union in 1850. As such, the event that occurred here shortly after the home was constructed in 1847, qualifies the property for listing on the NRHP and the CRHR under Criterion A/1 for significant event.

#### **Criterion B/2 (person)**

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as "individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context." The NPS also specifies that these properties "are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance."<sup>23</sup>

Judge H. A. Green and Nancy Bones Patton Adler were two of the earliest owners of the home. Limited information was found about Green's tenure and career in the area. Nancy was a survivor of the Donner Party, and she and her new husband, Lewis Adler, moved to the property by 1848, a year after its construction. It does not appear that Green, or the Adlers contributed significantly to a local, state, or national historic context during their time living at the subject property.

Alcalde John Nash was the first American Alcalde (general) of the town of Sonoma. Nash did not appear to have boarded in this house for very long. His residence as a boarder with the Green family here was temporary, and possibly only lasted a few months shortly after construction in 1847. As such, his boarding here at this home for a brief period is not significant enough for the home to be listed on a historic register for his association at this location.

Local grade school teacher and descendant of Nancy Bones Patton Alder, Zolita Bates extensively renovated and restored the home in the 1930s. She was an active figure in Sonoma civic endeavors, and lived at this home for approximately 6 decades. Her local contributions to the community do not appear to rise to a level of significance necessary for listing on the NRHP or on the CRHR.

For the reasons listed above, it does not appear that 579 First Street East is eligible for listing on the NRHP or CRHR for its association with a significant person.

#### **Criterion C/3 (design/construction)**

Under this criterion, properties may be eligible if they "embody the distinctive characteristics of a type, period, or method of construction, ...represent the work of a master, ...possess high

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<sup>22</sup> Hart, "Historic California Posts, Camps, Stations and Airfields Sonoma Barracks."

<sup>23</sup> National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.

artistic values, or...represent a significant and distinguishable entity whose components may lack individual distinction."<sup>24</sup>

According to the NPS, " 'Type, period, or method of construction' refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history."<sup>25</sup>

The Spanish Colonial building type appeared in Spain and in the New World colonies between 1600 and 1850. Local examples of this style continued through about 1900. The house types in this style are constructed of solid adobe masonry construction, and the home at 579 First Street East has a pitched roof, with a side-gable, and traditional European framing.<sup>26</sup> As the earliest houses of this style were constructed in areas of the United States that were formerly Spanish territories, these were often built in remote colonial outposts and constructed out of necessity. As a result of the United States opening trade with remote colonies in the 1830s, increased prosperity came to colonized regions, which also encouraged westward immigrating American settlers and their building traditions.<sup>27</sup> An early Anglo translation to this style included wooden decorative details including glazed, double-hung sash windows. The porch at 579 First Street East is representative of a more modest porch with its hewn logs supports that support the extension of the main roof. Further, front-faced porches became fashionable on Spanish Colonial homes with the arrival of Anglo influence.<sup>28</sup> Individual adobe bricks were covered with a finish coating. For the era of construction, the original coating at this property would have typically been a mud plaster, white wash, or lime plaster finish.<sup>29</sup>

Spanish Colonial character defining features present at the home include:

- Pitched roof with side-gable form
- Roof extension at porch supported by unadorned wood posts
- Adobe bricks with finish coating
- Double-hung wood windows and fixed wood multi-lite windows
- Multiple external doors
- Heavy plank doors

As the property at 579 First Street East embodies the distinctive characteristics of the Spanish Colonial style, the building is eligible for listing on the NRHP and on the CRHR as a unique example of this rare extant type in California.

#### Criterion D/4 (information potential)

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<sup>24</sup> *Ibid.*

<sup>25</sup> *Ibid.*

<sup>26</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 189.

<sup>27</sup> *Ibid.*, 190.

<sup>28</sup> *Ibid.*

<sup>29</sup> National Park Service, "Preservation Brief Number 5: Preservation of Historic Adobe Buildings," (Washington, D. C.: U.S. Government Printing Office, 1978).

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the CRHR under Criterion D/4.

## **INTEGRITY**

The property retains its location aspect of integrity as the property has not moved since its construction. The design of the adobe portion of the property as a building in the Spanish Colonial style remains intact. At the interior of the adobe portion, the modifications from the early 20<sup>th</sup> century, likely including the brick fireplace, bookcase, and the upper floor's finished walls and ceiling are not intrusive modifications. The locally available materials and simple workmanship present in the adobe structure retains high integrity and is evident of this early building technique. The physical environment of Sonoma has evolved over time, as the surrounding lots were developed, agricultural use in the residential areas subsided, and roads were paved along with the installation of town infrastructure. The subject lot itself has reduced in size since the historic period of the home. As such, the property's setting aspect of integrity is marginal. The feeling of the property is marginal as the property's overall aesthetic from the street would depict that of the historic period. The association aspect of integrity remains high, as the subject building is still utilized as a private residence as has it has always been used. As such, the property overall retains high historic integrity.

## **CONCLUSION**

In summary, the subject property at 579 First Street East does display a level of historical significance and integrity that would qualify it for listing as a historic resource on the National Register of Historic Places and on the California Register of Historical Places under Criterion A/1 for a historic event associated with the American occupation of California, and under Criterion C/3 as an early remaining example of Spanish Colonial architectural style.

## PART II: STANDARDS COMPLIANCE REVIEW

### INTRODUCTION

As 579 First Street East appears to be eligible for listing on the NRHP and CRHR under Criteria A/1, and Criteria C/3, the proposed work must be evaluated for compliance with the Secretary of the Interior's Standards for Rehabilitation. Such a review has been requested by the Sonoma Planning Department. The applicant provided proposed project drawings dated August 11, 2015 and September 9, 2016 for review.

### PROJECT DESCRIPTION

The scope of work to be done consists of the removal and reconstruction of portions of the non-historic rear additions, the construction of a one-story 1,306 square ft. addition to the west (rear) of the home, and the addition of a new dormer at the original adobe portion of the home. Structural reinforcement modifications will be developed specifically for the subject property. The majority of the footprint of the existing non-historic additions will be maintained, while some of the interior spaces will be reconfigured. The proposed new addition at the southern portion of the property will allow for the building to form a U-shape at the rear yard area. Historic finishes and elements will be retained and/or refinished.

### Site

The wood lattice at both the north and south extents of the open front porch will be removed. The carport to the south will remain, with a new connecting wood privacy fence, and a wood and steel trellis to be constructed in the back patio area. A new privacy fence with finish material to be determined, will be constructed along the southern extent of the property. A new outdoor concrete over will sit in the western portion of the site.

### Residence

Wood siding on all non-adobe exterior walls will be clad in either treated redwood or cedar battens with a rain screen, with a weatherproofing membrane beneath. New cedar shake roofing is proposed through out. Structural modifications will include the insertion of steel bents, and a wood bond beam.

### *Original Adobe Portion*

All existing windows at the original adobe portion are to be refinished. Adobe surfaces at the exterior will be retained, and refinished where possible. The existing flooring, staircase, handrails, and interior adobe coating will be retained, refinished, and repaired where necessary. Existing wood doors at the closet area may be refinished. There are no proposed alterations to the existing cabinetry, doors, and shelving, fireplace, with the exception of refinishing where necessary.

At the upper floor, a dormer with two steel sash awning windows will be constructed facing the rear of the property. The dormer will be centered over the new entrances below. The wall and ceiling enclosure material at the north portion of the interior will be removed. Existing adobe finishes will be uncovered and refinished. The peak of this addition's roofline will not be visible from the street.

The proposed structural modifications include four structural steel bent frames to be inserted at four locations across the length of the adobe. Located through the floors and walls, each bent frame will lead into the foundation, which will be reinforced at these locations.

A wooden bond beam will be attached to the upper portion of the adobe wall at the attic. It is possible that a portion of the wall or the rafters here will need to be modified for the installation of the bond beam. Depending on condition of wall and beams a new bond beam can be placed at the top of the adobe wall. Once field conditions are verified a final determination can be made. Collar ties at the exposed ceiling will be attached to the ridge beam at either side of the new dormer, in addition to dowels along the top of the adobe wall as support for the new dormer.

#### *Existing Non-Historic Addition Portion*

Walls at the roughly finished portion of the western-projecting wing will be demolished and rebuilt in a largely similar configuration. The northern portion of both lean-to additions will be demolished and a new wall extending from the southern wall of the smaller lean-to addition will establish the new western elevation. This will include three pairs of double steel multi-lite doors facing the rear patio area. A new shed roof is proposed for the entire lean-to area.

The western-most extensions of the projecting wing will remain intact, while the ceiling will be exposed and refinished.

#### *New Southern Addition*

A proposed one-story southern addition will extend westward from behind the existing carport. This gabled addition will have a height of 12'10."

## APPLYING THE STANDARDS FOR REHABILITATION TO 579 FIRST STREET EAST

**Compliance**

The Secretary of the Interior's Standards for Rehabilitation lists 10 key elements to consider when new uses or architectural modifications are undertaken within historic resources. The following presents these 10 standards and briefly discusses the level of compliance of the proposed project at 579 First Street East in Sonoma, California. For each Standard, a level of compliance is given: Compliant, Marginally Compliant, Not Compliant. A compliant rating indicates that the alteration has little or no impact on the resource. A marginal compliance rating indicates that the overall historical significance of the resources is not impacted enough to warrant re-evaluation, but modifications to the proposed design are strongly recommended. Not compliant indicates that the proposed design would severely negatively impact the resource and its eligibility for formal listing on a local, state or national inventory.

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.*

The building was constructed as a residence, and as such has remained so.

As there has been no change of use, the project is compliant with Standard 1.

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 overall historic character of the property will remain, and be retained and preserved. The non-historic additions will largely be retained, and where not retained, related walls will be replaced. The only portion of historic materials that may slightly alter the original features or spaces that characterize the property is at the upper floor of the original adobe building. Here, the proposed dormer may require the moving of hand hewn beams in order to install the new windows, which would alter some of the original roofing structure. Original beams displaced from the insertion of the dormer will be incorporated into the new dormer design. Further, original beams that have been notched, or are too charred/smoke damaged will be retained and reused in other parts of the structural modification.

As proposed, the project is compliant with Standard 2.

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.*

The proposed contemporary additions and subsequent changes will not create a false sense of historical development on the property. The overall character of the proposed

additions will be visually reflective of the existing non-historic additions. The proposed changes will not add conjectural features from other buildings.

As a result, the project is compliant with Standard 3.

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

The earlier alterations at the upper floor, and the additions at the western portion of the home were not found to be historic, and have not acquired historic significance in their own right. Even so, the changes to the existing non-historic areas will be undertaken largely within the same existing footprint.

Therefore the proposed work is compliant with Standard 4.

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

Distinctive features that characterize the adobe building portion of the property including its overall massing, coating over adobe brick, open front porch supported by simple wood columns, symmetrical facade, original woodwork, hand hewn beams, roofline, and open floor plan, will be preserved.

Therefore, the proposed is compliant with Standard 5.

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

All areas that have appropriately coated /historically coated adobe brick at both the interior and the exterior, will be retained. Any work to the coated finish over adobe brick will be to clean, repair, and rebuild specific areas, and would be replaced only when deemed too deteriorated to retain. This may also include rotted and /or termite-damaged wood. Other restoration efforts to crafted elements will include refinishing the wood floors, staircase, railings, and windows.

Therefore, the proposal is compliant with Standard 6.

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.*

Appropriate and gentle cleaning and repair treatments will be utilized at the adobe portion of the structure for this project.

As such, the proposed project will be compliant with Standard 7.

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

No known archeological resources have been identified by this study. Should materials be found during construction, however, a qualified archeologist should be considered for assessment and mitigation purposes.

Based on available information, the proposed project is compliant with Standard 8.

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, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

A small portion of original ceiling material to be removed as part of the addition of a west-facing dormer. The proposed addition will require the move and rotation of several of the hand hewn beams in order to accommodate the length of the span. At the exterior, the dormer addition will have similar vertical wood siding to match the new additions at the ground floor. In particular, this addition will likely not be visible from the largely foliage-lined street.

The installation of structural steel bent frames will likely be visible at the interior walls of the adobe. Visually, this will be a minimally intrusive structural solution, and will not destroy the historic materials that characterize the property.

The new southern addition at the ground floor will be compatible with the existing non-historic additions in its massing and roofline, which will continue to allow for the additions to be differentiated from the older, existing adobe building. This includes the low profile of the additions, and new wood board and batten siding, which will be similar in color as the existing adobe, while being differentiated in texture and pattern.

Overall, the proposed project is largely compliant with Standard 9.

- 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.***

If the proposed dormer addition were to be removed, there would be missing material in the original roof of the adobe portion of the building. However, the essential form and integrity of the historic property would be unimpaired.

Depending on the level of char/ smoke damage at the upper floor, the homeowner may decide to expose the charred beams or cover the walls and ceilings with a sheet rock or paneling. If covering is decided upon, the wall and ceiling coverings will be installed in such a way that if removed, they essential form and integrity of the attic space will be unimpaired.

As such, the proposed project is marginally compliant with Standard 10.

#### PROJECT COMPLIANCE SUMMARY

The proposed project at 579 Second Street east is compliant with Standards 1, 2, 3, 4, 5, 6, 7, and 8. It is marginally compliant with Standards 9 and 10, as the proposed modification to add a dormer on the upper floor of the adobe portion of the home would involve the removal of historic fabric. Overall compliance is not necessarily a direct sum of the level of compliance with each individual standards; that information, however, is weighed with the overall impact on both the design and historical significance of the resource. Depending on the reasons for significance, and the level of importance of the resource, different levels of overall compliance may result. Because of the nature of the proposed alterations to the house at 579 Second Street East, Garavaglia Architecture, Inc. finds the proposed project to be compliant overall.

#### SUGGESTED MODIFICATIONS TO PROPOSED PROJECT

Given the age of the home, and how it is one of a few adobes in the area of the time period, alterations to this home warrant a scrupulous analysis. The property is listed as a contributor to the Sonoma Plaza National Historic Landmark historic district. As such, any large modifications to the property need to be fully vetted in order to determine whether or not they would alter the character or integrity of the property. The preservation goal would be to maintain historic integrity and propose interventions as lightly and sensitively as possible.

It is recommended those involved with the conservation, repair, and restoration of the adobe portion of the building become familiar with the National Parks Service- issued Preservation Brief 5: *Preservation of Historic Adobe Buildings*, attached here as an appendix to the report. Further, it is recommended that an architectural conservator is hired to material test the adobe brick and its coating, assess the condition of the adobe, and give recommendations for or perform conservation work. The architectural conservator should also advise on appropriate treatments to restore original woodwork through out the home. It is highly recommended that the contractor hired for the project be familiar with historic preservation practices and ideally versed in working with historic adobe construction. Where possible, repair damaged items. If replacement of elements is necessary, it is recommended that elements should be replaced in-kind, with compatible materials.

The following recommendations can be incorporated into the proposed design to bring the project more fully into compliance with the Secretary of Interior's Standards for Rehabilitation:

- Specifying 'rehabilitation' instead of 'refinishing' of historic building elements on the plans. The specific treatments for the adobe brick, interior and exterior adobe brick finish material, and the historic wood elements should be specified by an architectural conservator.

Once the project team is able to verify field conditions, a final determination for the insertion of structural steel beam frames will be decided upon.

## CONCLUSION

Garavaglia Architecture, Inc. concludes that the proposed project at 579 First Street East is compliant with the Secretary of the Interior's Standards for Rehabilitation.

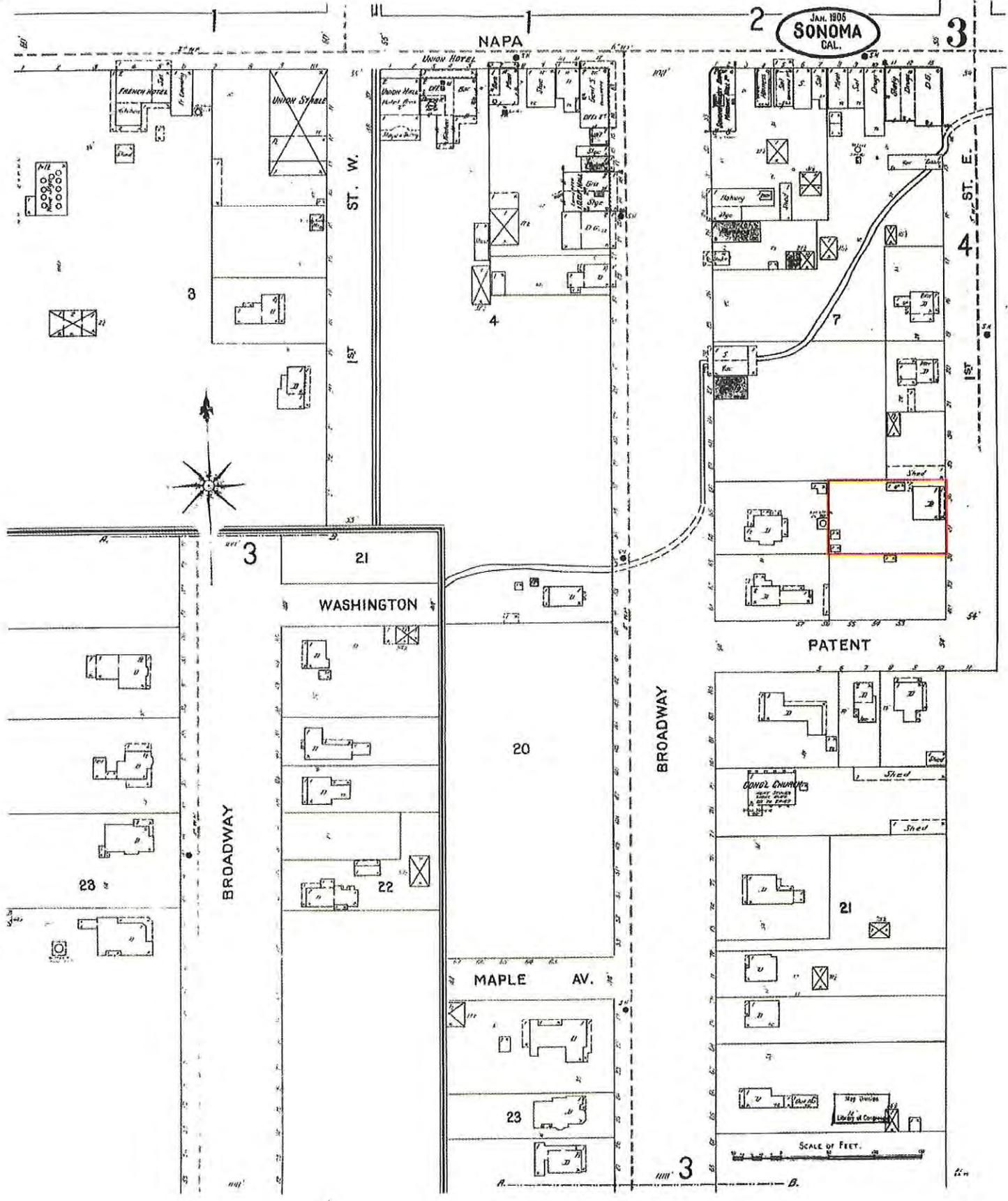
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## APPENDIX A: SANBORN MAPS

JAN. 1906  
**SONOMA**  
CAL.

NAPA



ST. W.

ST. E.

BROADWAY

BROADWAY

WASHINGTON

PATENT

MAPLE AV.

SCALE OF FEET.

3

4

3

21

20

28

22

23

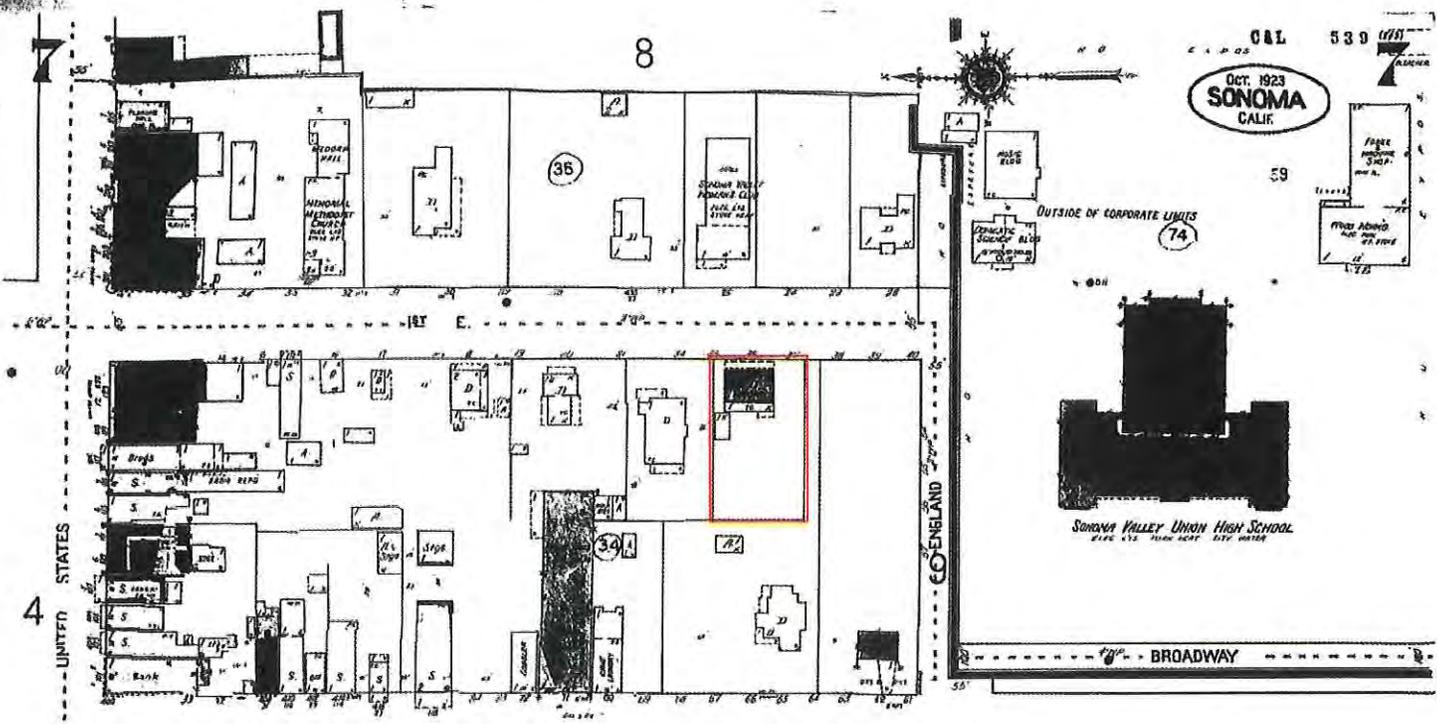
21

3

8

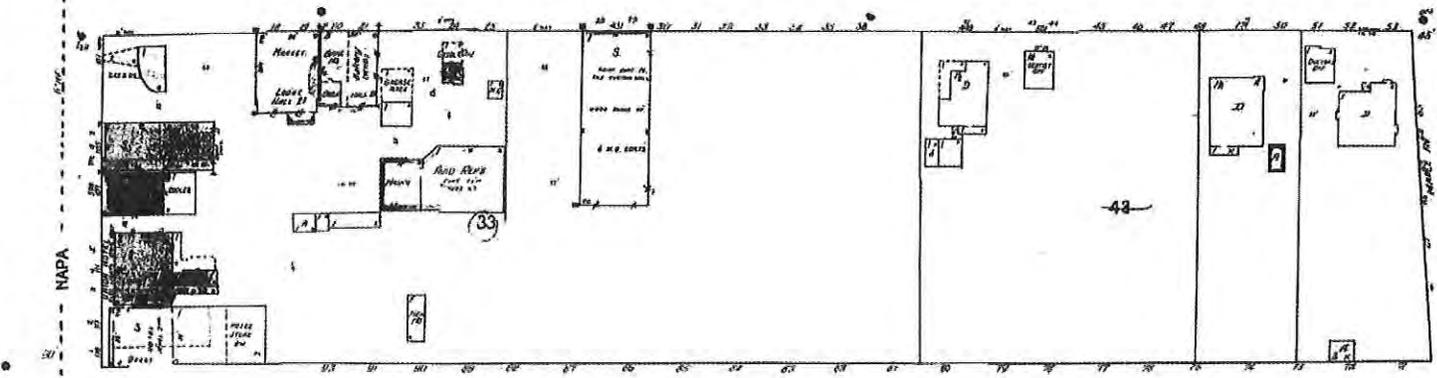
CAL 539

OCT. 1923  
SONOMA  
CALIF.



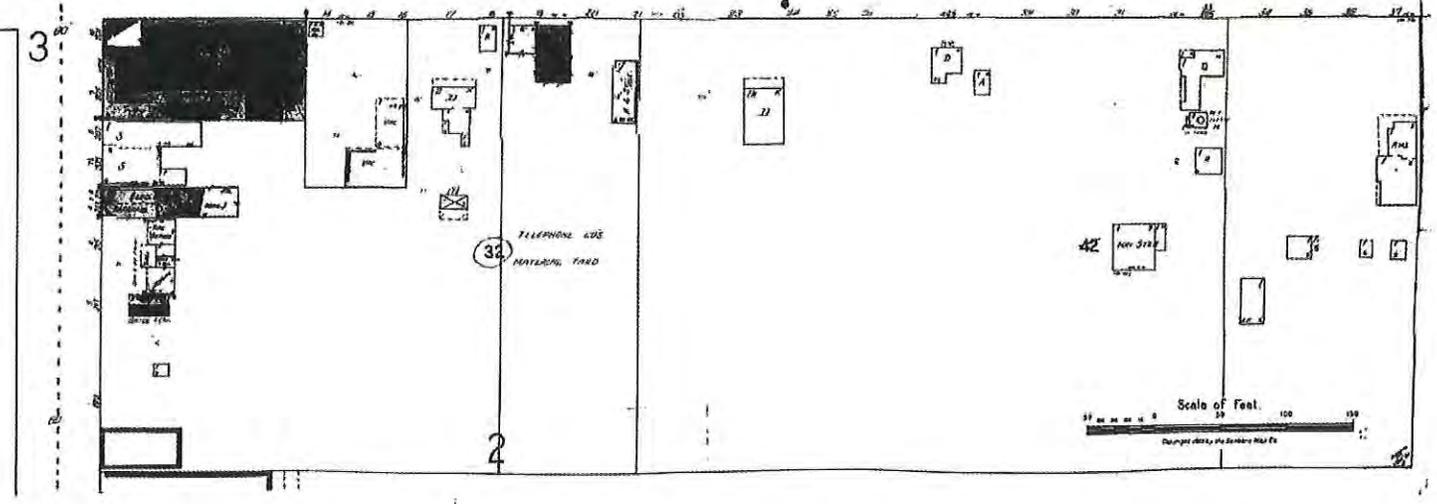
4

BROADWAY



187 W.

9

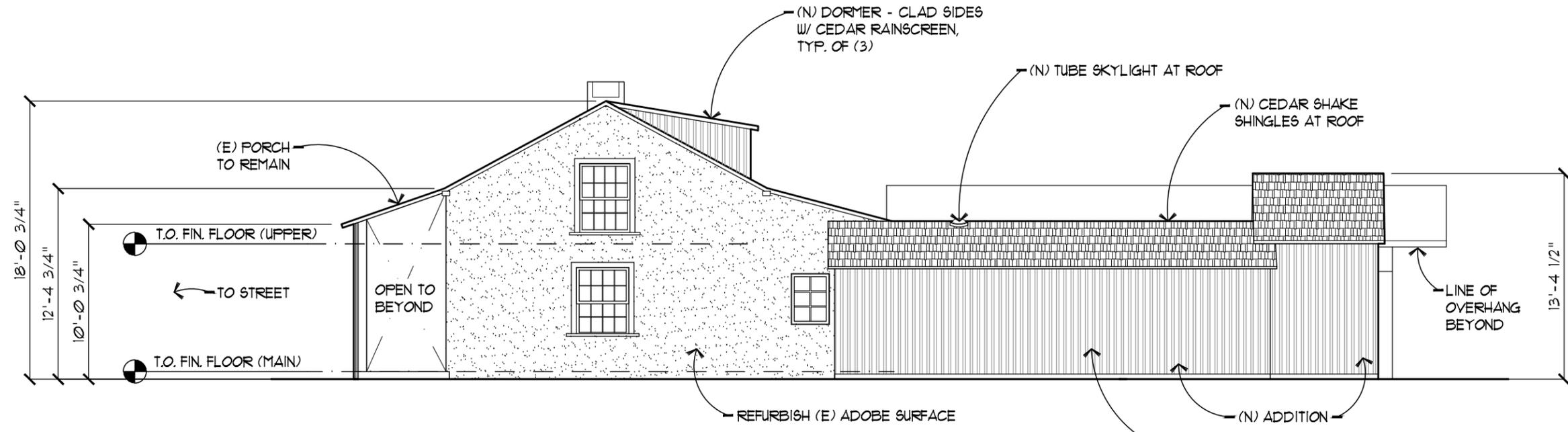


3

TELEPHONE CLOSING ROAD

Scale of Feet  
0 50 100 150

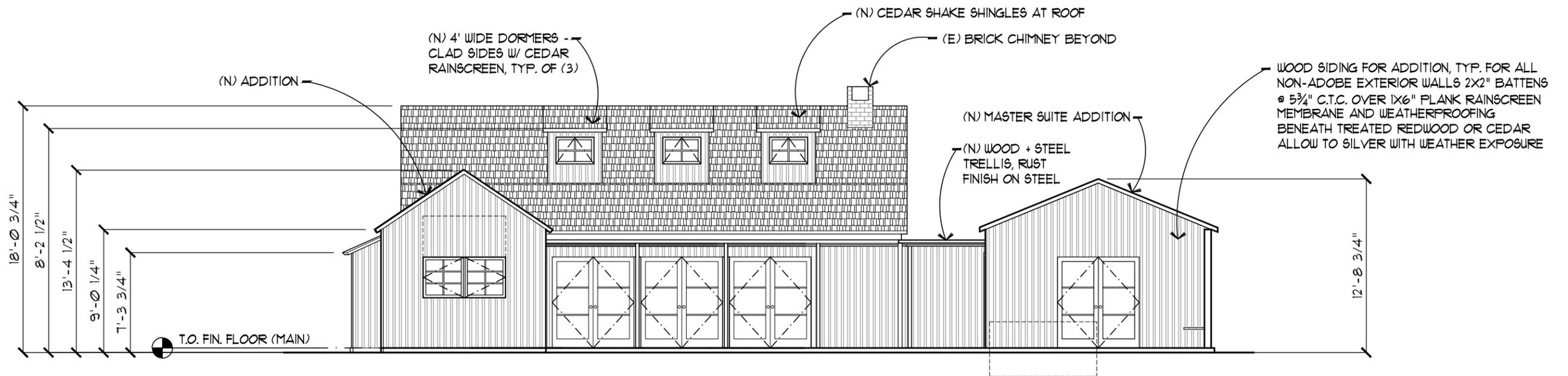
## APPENDIX B: PROPOSED SCHEMATIC DESIGN PLANS



**PROPOSED NORTH ELEVATION - ALT. A**

SCALE: 1/8" = 1'-0"

WOOD SIDING FOR ADDITION, TYP. FOR ALL NON-ADOBE EXTERIOR WALLS 2X2" BATTENS @ 5 3/4" C.T.C. OVER 1X6" PLANK RAINSCREEN MEMBRANE AND WEATHERPROOFING BENEATH TREATED REDWOOD OR CEDAR ALLOW TO SILVER WITH WEATHER EXPOSURE



**PROPOSED WEST ELEVATION - ALT. A**

SCALE: 1/8" = 1'-0"









545 THREE STREET WEST  
SONOMA, CA 94960  
TEL: 707.939.3743  
FAX: 707.939.3744  
WWW.KBCONSULTANTS.COM

ROBERT BAUMANN

# MARIANI RESIDENCE

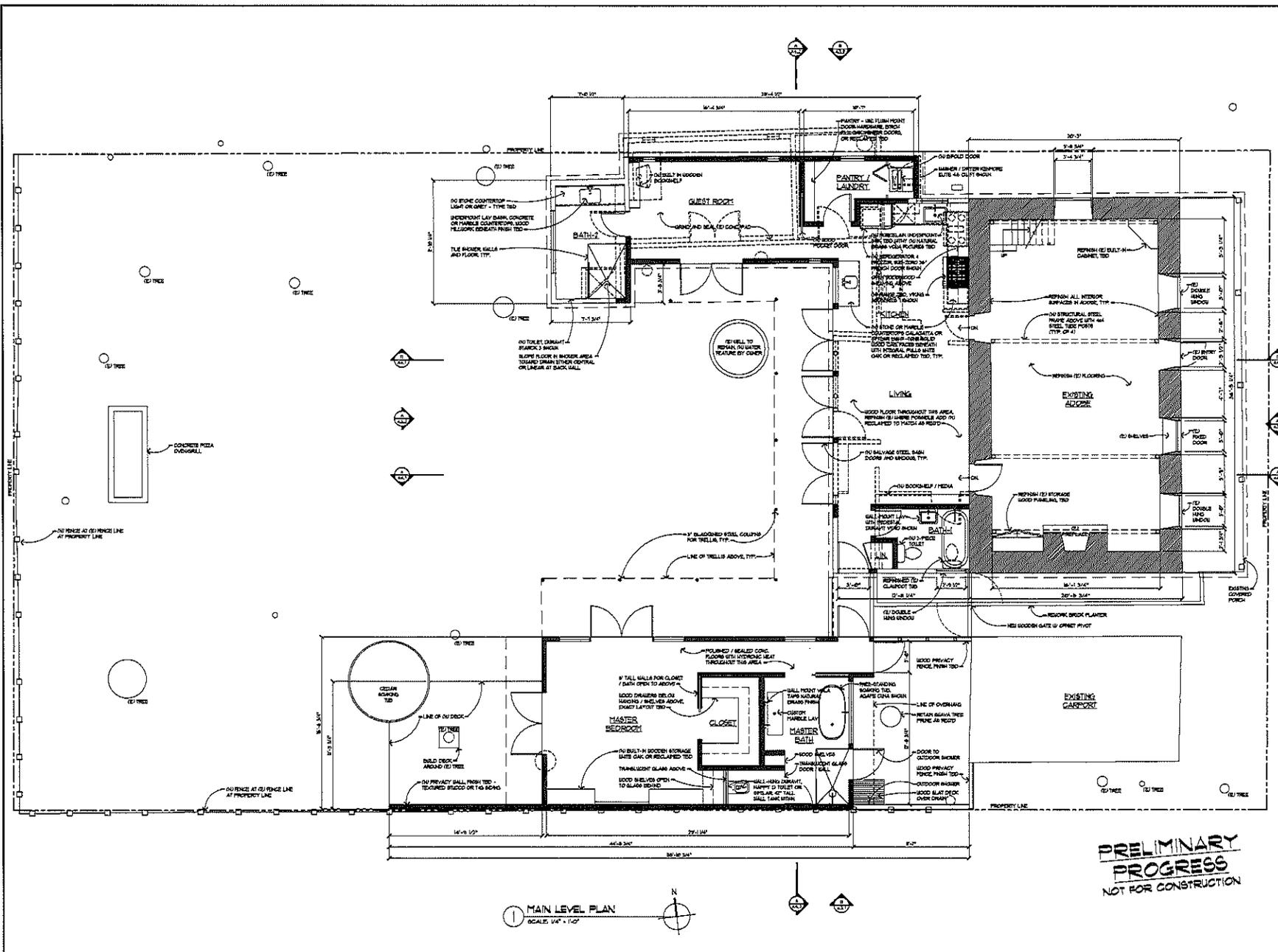
514 FIRST STREET EAST  
SONOMA, CA 94946 (A.P.N. - 016-212-020)

ISSUE DATE: 5/15/16

REVISION	DATE	BY
3/3/16	REVISED	
5/4/16	CONSULT	
5/15/16	CONSULT	

PROPOSED RESIDENCE  
SCHEMATIC DESIGN  
MAIN LEVEL FLOOR PLAN

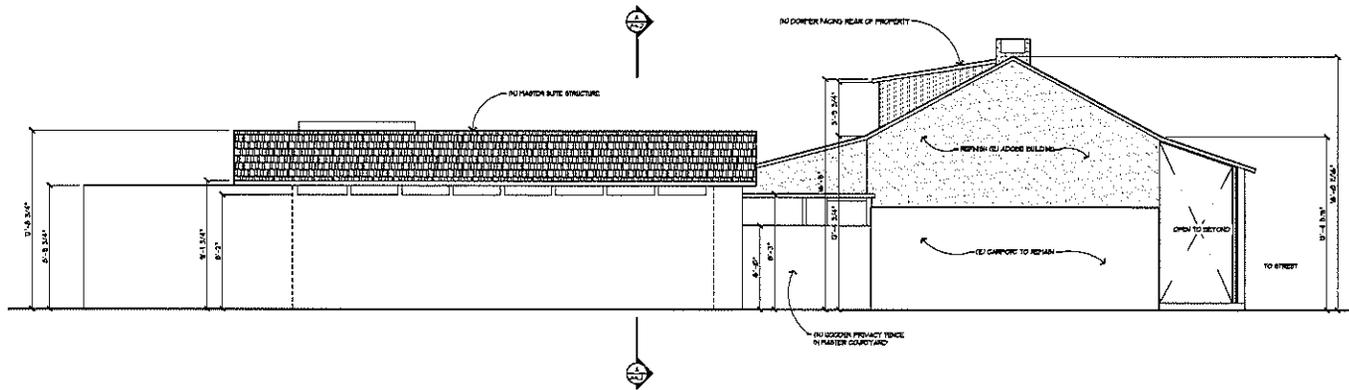
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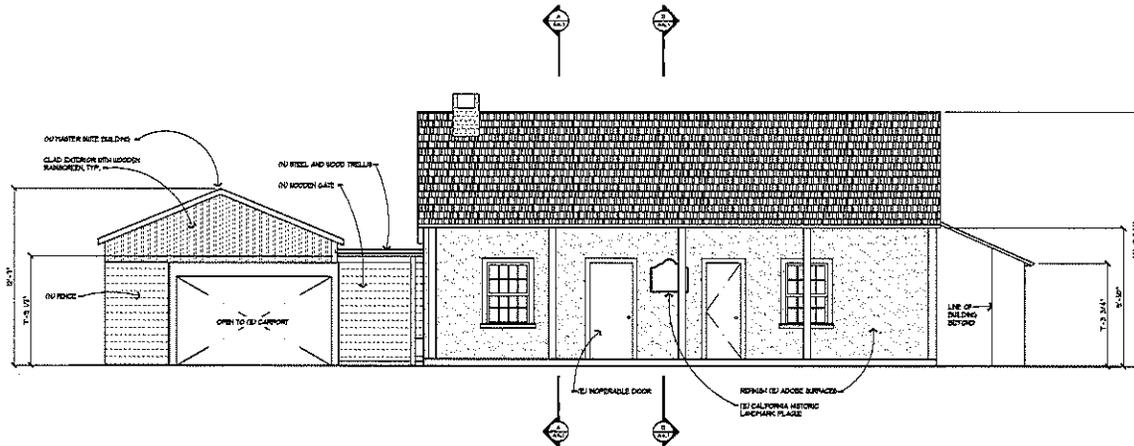
**PRELIMINARY  
PROGRESS**  
NOT FOR CONSTRUCTION

1 MAIN LEVEL PLAN  
SCALE: 1/4" = 1'-0"





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



**A** PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



440 Third Street West  
Sonoma, CA 94964  
Tel: 707.939.8787  
www.robertradmann.com

ROBERT RADMANN

**MARIANI RESIDENCE**  
514 FIRST STREET EAST  
SONOMA, CA 94946 (A.P.N.: 018-212-020)

ISSUE DATE: 5/5/16

REVISIONS

5/5/16 REVISION

PROPOSED RESIDENCE  
SCHEMATIC DESIGN  
EXTERIOR ELEVATIONS

A3.1





**APPENDIX C: NPS PRESERVATION BRIEF NO. 5: PRESERVATION  
OF ADOBE STRUCTURES**

# 5 PRESERVATION BRIEFS

## Preservation of Historic Adobe Buildings



U.S. Department of the Interior  
National Park Service  
Cultural Resources  
Heritage Preservation Services



Whether built in the 17th century or in the 20th century, adobe buildings share common problems of maintenance and deterioration. This brief discusses the traditional materials and construction of adobe buildings and the causes of adobe deterioration. It also makes recommendations for preserving historic adobe buildings. By its composition, adobe construction is inclined to deteriorate; however, the buildings can be made durable and renewable when properly maintained.

### What is Adobe?

The adobe, or sun-dried brick, is one of the oldest and most common building materials known to man. Traditionally, adobe bricks were never kiln fired. Unbaked adobe bricks consisted of sand, sometimes gravel, clay, water, and often straw or grass mixed together by hand, formed in wooden molds, and dried by the sun. Today some commercially available adobe-like bricks are fired. These are similar in size to unbaked bricks, but have a different texture, color, and strength. Similarly some adobe bricks have been stabilized, containing cement, asphalt, and/or bituminous materials, but these also differ from traditional adobe in their appearance and strength.

Traditional adobe construction techniques in North America have not varied widely for over 3½ centuries. Adobe



**SAN XAVIER DEL BAC, TUCSON VICINITY, ARIZONA.** Built entirely of adobe construction (1783–1797), this is one of the finest Spanish Colonial churches in the United States, having an elaborate frontispiece of molded, carved, and painted brick imitating stone. (National Park Service)

building methods employed in the Southwest in the 16th century are still used today. Because adobe bricks are not fired in a kiln as are clay bricks, they do not permanently harden, but remain unstable—they shrink and swell constantly with their changing water content. Their strength also fluctuates with their water content: the higher the water content, the lower the strength.

Adobe will not permanently bond with metal, wood, or stone because it exhibits much greater movement than these other materials, either separating, cracking, or twisting where they interface. Yet, many of these more stable building materials such as fired brick, wood, and lime and cement mortars are nonetheless used in adobe construction. For example, stone may be used for a building's foundation, and wood may be used for its roof or its lintels and doorways. In the adobe building, these materials are generally held in place by their own weight or by the compressive weight of the wall above them. Adobe construction possibilities and variations in design have therefore been somewhat limited by the physical constraints of the material.

*Preserving and rehabilitating a deteriorated adobe building is most successful when the techniques and methods used for restoration and repairs are as similar as possible to the techniques used in the original construction.*

### Adobe Construction Techniques

**The Brick:** The adobe brick is molded from sand and clay mixed with water to a plastic consistency. Commonly, straw or grass is included as a hinder. Although they do not help reinforce the bricks or give them added long-term strength, straw and grass do help the bricks shrink more uniformly while they dry. More important for durability, however, is the inherent clay-to-sand ratio found in native soil. The prepared mud is placed in wooden forms, tamped, and leveled by hand. The bricks are then "turned-out" of the mold to dry on a level surface covered with straw or grass so that the bricks will not stick. After several days of drying, the adobe bricks are ready for air-curing. This consists of standing the bricks on end for a period of 4 weeks or longer.

**Mortar:** Historically, most adobe walls were composed of adobe bricks laid with mud mortar. Such mortar exhibited the same properties as the bricks: relatively weak and susceptible to the same rate of hygroscopic (moisture absorptive) swelling and shrinking, thermal expansion and contrac-

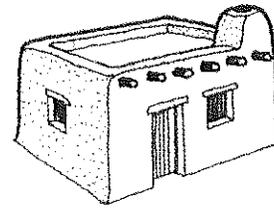
tion, and deterioration. Consequently, no other material has been as successful in bonding adobe bricks. Today, cement and lime mortars are commonly used with stabilized adobe bricks, but cement mortars are incompatible with unstabilized adobe because the two have different thermal expansion and contraction rates. Cement mortars thereby accelerate the deterioration of adobe bricks since the mortars are stronger than the adobe.

**Building Foundations:** Early adobe building foundations varied because of the difference in local building practices and availability of materials. Many foundations were large and substantially constructed, but others were almost non-existent. Most often, adobe building foundations were constructed of bricks, fieldstones, or cavity walls (double) infilled with rubble stone, tile fragments, or seashells. Adobe buildings were rarely constructed over basements or crawl-spaces.

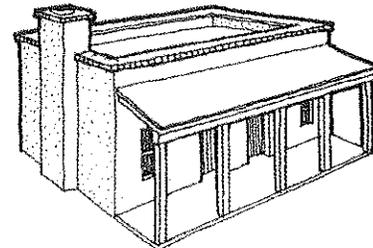
**Walls:** Since adobe construction was load-bearing with low structural strength, adobe walls tended to be massive, and seldom rose over 2 stories. In fact, the maximum height of adobe mission churches in the Southwest was approximately 35 feet. Often buttresses braced exterior walls for added stability.

In some parts of the Southwest, it was common to place a long wooden timber within the last courses of adobe bricks. This timber provided a long horizontal bearing plate for the roof thereby distributing the weight of the roof along the wall.

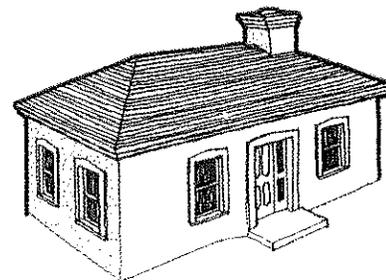
**Roofs:** Early Southwest adobe roofs (17th–mid–19th centuries) tended to be flat with low parapet walls. These roofs consisted of logs which supported wooden poles, and which in turn supported wooden lathing or layers of twigs covered with packed adobe earth. The wood was aspen, mesquite, cedar, or whatever was available. Roughly dressed logs (called "vigas") or shaped squared timbers were spaced on close (2–3 feet or less) centers resting either on the horizontal wooden member which topped the adobe wall, or on decorated cantilevered blocks, called "corbels," which were set into the adobe wall. Traditionally, these vigas often projected through the wall facades creating the typical adobe



flat roof, small openings

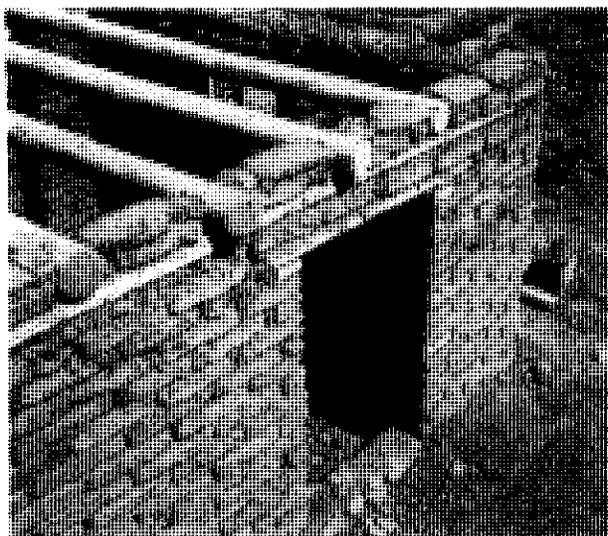


brick coping, wood porch

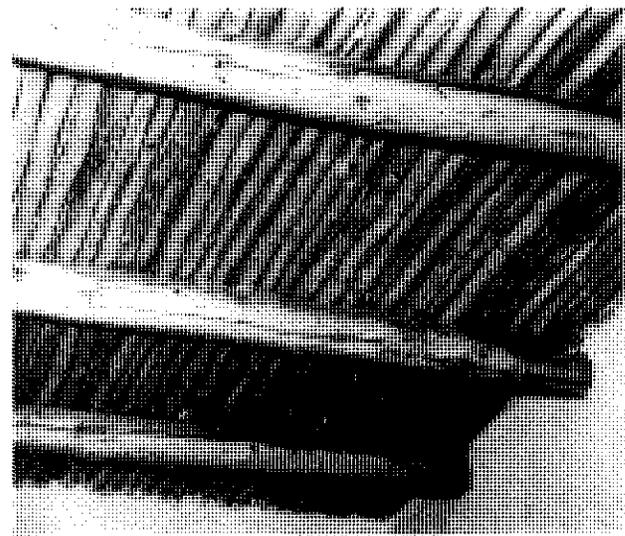


hip roof, wood trim

**Evolution of Roof Forms.** The roofs of early adobe buildings were flat, made with mud, with low parapets. Later, brick copings were placed on top of parapets and chimneys to protect them from erosion, and shed roof porches were added to shelter doors and windows. After the railroad reached the Southwest, hip roofs and wooden trim began to appear as sawn lumber, shingles, tile, and sheet metal became available. (Drawing by Albert N. Hopper)



**Roof Bearing.** A roof bearing timber placed within the adobe walls provides even support for the weight of the roof. (Farm Security Administration Collection, Library of Congress)



**Roof Framing.** Viga logs and savinos are seen in the interior of the adobe building. Often the wooden materials that compose the traditional flat adobe roof create interesting and pleasing patterns on the ceilings of the interior rooms. (Photo by Russell Lee, Farm Security Administration Collection, Library of Congress)

construction detail copied in the 20th-century revival styles. Wooden poles about 2 inches in diameter (called "lurias") were then laid across the top of the vigas. Handsplit planks (called "cedros" if cedar and "savinós" if cypress) instead of poles were used when available. In some areas, these were laid in a herringbone pattern. In the west Texas and Tucson areas, saguaro (cactus) ribs were used to span between vigas. After railroad transportation arrived in most areas, sawn boards and planks, much like roof sheathing, became available and was often used in late-19th- and early-20th-century buildings or for repairs to earlier ones.

Next cedar twigs, plant fibers, or fabric were placed on top of the poles or planks. These served as a lathing on which the 6 or more inches of adobe earth was compacted. If planks were used, twigs were not necessary. A coating of adobe mud was then applied overall. The flat roofs were sloped somewhat toward drains of hollowed logs (called "canales," or "gargolas"), tile, or sheet metal that projected through the parapet walls.

Gable and hipped roofs became increasingly popular in adobe buildings in the 19th and 20th centuries. "Territorial" styles and preferences for certain materials developed. For example, roof tiles were widely used in southern California. Although the railroad brought in some wooden shingles and some terra-cotta, sheet metal roofing was the prevalent material for roofs in New Mexico.

**Floors:** Historically, flooring materials were placed directly on the ground with little or no subflooring preparation. Flooring materials in adobe buildings have varied from earth to adobe brick, fired brick, tile, or flagstone (called "lajas"), to conventional wooden floors.

#### Traditional Surface Coatings

Adobe surfaces are notoriously fragile and need frequent maintenance. To protect the exterior and interior surfaces of new adobe walls, surface coatings such as mud plaster, lime plaster, whitewash, and stucco have been used. Such coatings applied to the exterior of adobe construction have retarded surface deterioration by offering a renewable surface to the adobe wall. In the past, these methods have been inexpensive and readily available to the adobe owner as a solution to periodic maintenance and visual improvement. However, recent increases in labor costs and changes in cultural and socio-economic values have caused many adobe building owners to seek more lasting materials as alternatives to these traditional and once-inexpensive surface coatings.

**Mud Plaster:** Mud plaster has long been used as a surface coating. Like adobe, mud plaster is composed of clay, sand, water, and straw or grass, and therefore exhibits sympathetic properties to those of the original adobe. The mud plaster bonds to the adobe because the two are made of the same materials. Although applying mud plaster requires little skill, it is a time-consuming and laborious process. Once in place, the mud plaster must be smoothed. This is done by hand; sometimes deerskins, sheepskins, and small, slightly rounded stones are used to smooth the plaster to create a "polished" surface. In some areas, pink or ochre pigments are mixed into the final layer and "polished."

**Whitewash:** Whitewash has been used on earthen buildings since before recorded history. Consisting of ground gypsum rock, water, and clay, whitewash acts as a sealer, which can be either brushed on the adobe wall or applied with large pieces of coarse fabric such as burlap.

Initially, whitewash was considered inexpensive and easy to apply. But its impermanence and the cost of annually

renewing it has made it less popular as a surface coating in recent years.

**Lime Plaster:** Lime plaster, widely used in the 19th century as both an exterior and interior coating, is much harder than mud plaster. It is, however, less flexible and cracks easily. It consists of lime, sand, and water and is applied in heavy coats with trowels or brushes. To make the lime plaster adhere to adobe, walls are often scored diagonally with hatchets, making grooves about 1½ inches deep. The grooves are filled with a mixture of lime mortar and small chips of stone or broken roof tiles. The wall is then covered heavily with the lime plaster.

**Cement Stucco:** In the United States, cement stucco came into use as an adobe surface coating in the early 20th century for the revival styles of Southwest adobe architecture. Cement stucco consists of cement, sand, and water and it is applied with a trowel in from 1 to 3 coats over a wire mesh nailed to the adobe surface. This material has been very popular because it requires little maintenance when applied over fired or stabilized adobe brick, and because it can be easily painted.

It should be noted however, that the cement stucco does not create a bond with unfired or unstabilized adobe; it relies on the wire mesh and nails to hold it in place. Since nails cannot bond with the adobe, a firm surface cannot be guaranteed. Even when very long nails are used, moisture within the adobe may cause the nails and the wire to rust, thus, losing contact with the adobe.

**Other Traditional Surface Coatings:** These have included items such as paints (oil base, resin, or emulsion), portland cement washes, coatings of plant extracts, and even coatings of fresh animal blood (mainly for adobe floors). Some of these coatings are inexpensive and easy to apply, provide temporary surface protection, and are still available to the adobe owner.

#### Adobe Deterioration

When preservation or rehabilitation is contemplated for a historic adobe building, it is generally because the walls or roof of the building have deteriorated in some fashion—walls may be cracked, eroded, pitted, bulging, or the roof may be sagging. In planning the stabilization and repair of an adobe building, it is necessary:

- To determine the nature of the deterioration
- To identify and correct the source of the problem causing the deterioration
- To develop rehabilitation and restoration plans that are sensitive to the integrity of the historic adobe building
- To develop a maintenance program once the rehabilitation or restoration is completed.

**General Advice:** There are several principles that when followed generally result in a relatively stable and permanent adobe resource.

1. Whenever possible, secure the services or advice of a professional architect or other preservationist proficient in adobe preservation and stabilization. Although this may be more costly than to "do-it-yourself," it will probably be less expensive in the long run. Working with a deteriorated adobe building is a complex and difficult process. Irreversible damage may be done by well-meaning but inexperienced "restorationists." Moreover, professional assistance may be required to interpret local code requirements.
2. Never begin restoration or repairs until the problems that



**Deteriorated Adobe Building.** By virtue of its fragile nature, the adobe building must be restored by thorough, systematic, and professional measures that will insure its future survival. (Technical Preservation Services Division)

have been causing the deterioration of the adobe have been found, analyzed, and solved. For instance, sagging or bulging walls may be the result of a problem called "rising damp" and/or excessive roof loads. Because adobe deterioration is almost always the end product of a combination of problems, it takes a trained professional to analyze the deterioration, identify the source or sources of deterioration, and halt the deterioration before full restoration begins.

3. Repair or replace adobe building materials with the same types of materials used originally and use the same construction techniques. Usually the best and the safest procedure is to use traditional building materials. Repair or replace deteriorated adobe bricks with similar adobe bricks. Repair or replace rotted wooden lintels with similar wooden lintels. The problems created by introducing dissimilar replacement materials may cause problems far exceeding those which deteriorated the adobe in the first place.

#### Sources of Deterioration

The following are some common signs and sources of adobe deterioration and some common solutions. It should be cautioned again, however, that adobe deterioration is often the end-product of more than one of these problems. The remedying of only one of these will not necessarily arrest deterioration if others are left untreated.

**Structural Damage:** There are several common structural problems in adobe buildings, and while the results of these problems are easy to see, their causes are not. Many of these problems originate from improper design or construction, insufficient foundations, weak or inadequate materials, or the effects of external forces such as wind, water, snow, or earthquakes. In any case the services of a soils engineer and/or structural engineer knowledgeable in adobe construction may be necessary to evaluate these problems. Solutions may involve repairing foundations, realigning leaning and bulging walls, buttressing walls, inserting new window and door lintels, and repairing or replacing badly deteriorated roof structures.

There are many tell-tale signs of structural problems in adobe buildings, the most common being cracks in walls, foundations, and roofs. In adobe, cracks are generally quite visible, but their causes may be difficult to diagnose. Some cracking is normal, such as the short hairline cracks that are caused as the adobe shrinks and continues to dry out. More



**Structural Damage and Cracking.** Sagging, bulging, and cracking of walls and roofs are signs of serious problems in the adobe building. It is always advisable to secure professional services in the repair of such problems. (National Park Service)

extensive cracking, however, usually indicates serious structural problems. In any case, cracks, like all structural problems, should be examined by a professional who can make recommendations for their repair.

**Water Related Problems:** Generally, adobe buildings deteriorate because of moisture, either excessive rainwater or ground water. Successful stabilization, restoration, and the ultimate survival of an adobe building depends upon how effectively a structure sheds water. The importance in keeping an adobe building free from excessive moisture cannot be overestimated. The erosive action of rainwater and the subsequent drying out of adobe roofs, parapet walls, and wall surfaces can cause furrows, cracks, deep fissures, and pitted surfaces to form. Rain saturated adobe loses its cohesive strength and sloughs off forming rounded corners and parapets. If left unattended, rainwater damage can eventually destroy adobe walls and roofs, causing their continued deterioration and ultimate collapse. Standing rainwater that accumulates at foundation level and rain splash may cause "coving" (the hollowing-out of the wall just above grade level).

Ground water (water below ground level) might be present because of a spring, a high water table, improper drainage, seasonal water fluctuations, excessive plant watering, or changes in grade on either side of the wall. Ground water rises through capillary action into the wall and causes the adobe to erode, bulge, and cove. Coving is also caused by spalling during the freeze-thaw cycles. As water rises from the ground into the wall, the bond between the clay particles in the adobe brick breaks down. In addition, dissolved minerals or salts brought up from the soil by the water can be deposited on or near the surface of the wall as the moisture evaporates. If these deposits become heavily concentrated, they too can deteriorate the adobe fabric. As the adobe dries out, shrinkage cracks usually appear; loose sections of adobe bricks and mud plaster may crumble.

A water-tight roof with proper drainage is the best protection against rainfall erosion. Adobe wall and roof surfaces properly maintained with traditional tiles or surface coatings generally resist the destructive effects of rainwater. Roof drains should be in good repair and sufficient to carry rainwater run-off from the roof. In an effort to halt the destructive effects of rainwater, 19th-century builders often capped parapet walls with fired bricks. These bricks were harder and better suited to weather the erosive action of rainwater; however, the addition of a brick cap to an existing parapet wall creates a drastic change in a structure's appearance and fabric. The use of traditional lime mortar

with the fired brick is advised because it is more water-tight and compatible with the harder brick.

Rainwater that has accumulated at adobe foundations should be diverted away from the building. This may be done by regrading, by building gravel-filled trenches or brick, tile, or stone drip gutters, or by any technique that will effectively remove the standing rainwater. Regrading is perhaps the best solution because defective gutters and trenches may in effect collect and hold water at the base of the wall or foundation.

In repairing "coving," the damage caused by rain splash, adobe bricks stabilized with soil cement might be considered. On the other hand, concrete patches, cement stucco, and curb-like buttresses against the coving usually have a negative effect because moisture may be attracted and trapped behind the concrete.

Cement stucco and cement patches have the potential for specific kinds of water related adobe deterioration. The thermal expansion coefficient of cement stucco is 3 to 10 times greater than that of adobe resulting in cracking of the stucco. Cracks allow both liquid water and vapor to penetrate the adobe beneath, and the stucco prevents the wall from drying.

As the moisture content of the adobe increases, there is a point at which the adobe will become soft like putty. When the wall becomes totally saturated, the adobe mud will flow as a liquid. This varies with the sand, clay, and silt content of the adobe.

If the adobe becomes so wet that the clay reaches its plastic limit, or if the adobe is exposed to a freeze-thaw action, serious damage can result. Under the weight of the roof, the wet adobe may deform or bulge. Since the deterioration is hidden from view by the cement stucco, damage may go undetected for some time. Traditional adobe construction techniques and materials should therefore, be used to repair or rebuild parts of the walls.

The destructive effects of moisture on adobe buildings may be substantially halted by several remedies.

1. Shrubs, trees, and other foundation plantings may be causing physical damage. Their roots may be growing into the adobe, and/or they may be trapping excessive moisture in their roots and conducting it into walls. Their removal might be considered to halt this process.
2. Level ground immediately adjacent to the walls may be causing poor drainage. Regrading could be considered so that the ground slopes away from the building, eliminating rainwater pools.
3. The installation of footing drains may be considered. Trenches about 2 to 2½ feet wide and several feet deep are dug around the adobe building at the base of the walls or at the foundation if there is any. If the soil is weak, it may be necessary to slope the sides of the trench to prevent cave-in of the trench and subsequent damage to the wall. The walls and bottom of the trench should be lined with a polyethylene vapor barrier to prevent the collected water from saturating the surrounding soil and adobe wall. Clay tile, or plastic pipe, which drain to a sump or to an open gutter, are then laid in the bottom of the trench. The trench is filled with gravel to within 6 inches of grade. The remaining excavation is then filled to grade with porous soil.

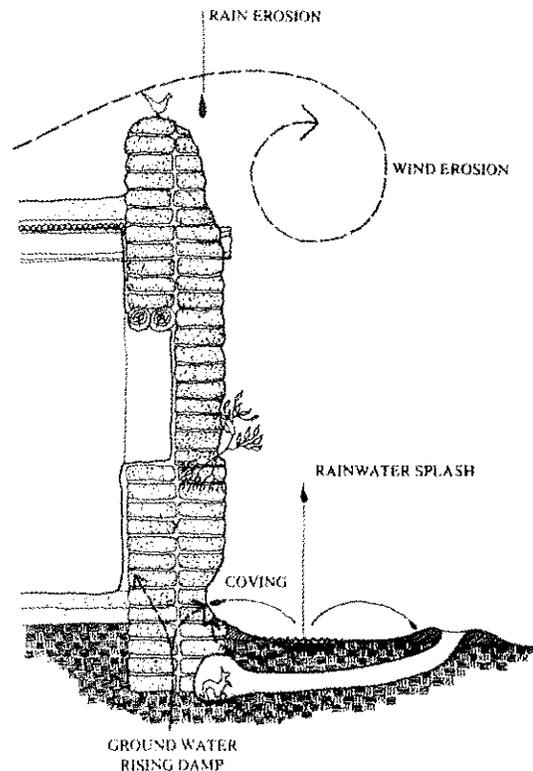
**A Word of Caution:** *Plant removal, regrading, or trenching may be potentially destructive to archeological remains associated with historic adobe building sites. Any disturbance of the ground should, therefore, be undertaken with prudence and careful planning.*

Once any one or all of these solutions has effectively minimized the problems of rising ground water, the coving

and deterioration of the walls can be corrected by patching the area with new adobe mud and by applying traditional surface coatings. It should be remembered, however, that unless the capillary action is stopped effectively, this erosive condition will certainly continue. Most important, surface coatings and patching only repair the effects of ground water and wind erosion, they cannot cure the cause.



**Coving.** *Salts deposited by rising ground water can evaporate and cause spalling of the adobe bricks at the base of the wall, a serious condition called "coving." Coving can also be caused and/or exacerbated by the erosion of rain splash. (National Park Service)*



**Water, Wind, Animal, Insect, and Vegetation Damage.** *Most deterioration of adobe buildings can be directly correlated with the presence of either excessive rainwater, groundwater, or both. Successful adobe stabilization and restoration depends upon keeping the adobe building moisture free, repaired, and well maintained. (Drawing by David W. Look, AIA, based on sketches by Albert N. Hopper)*

**Wind Erosion:** Wind-blown sand has often been cited as a factor in adobe fabric erosion. Evidence of wind erosion is often difficult to isolate because the results are similar to water erosion; however, furrowing caused by wind is usually more obvious at the upper half of the wall and at the corners, while coving from rainsplash and ground water is usually at the lower third of the wall.

Maintenance is the key to mitigating the destructive effects of wind erosion. Wind damage on adobe walls and roof surfaces should be repaired with new adobe mud. Any traditional surface coating may be applied to protect against any possible future destructive effects. If high wind is a continuing problem, a wind screen or breaker might be built, using fencing or trees. Care should be taken to plant trees far enough away from the structure so that the roots will not destroy the foundation or trap moisture.

**Vegetation, Insects, and Vermin:** Vegetation and pests are natural phenomena that can accelerate adobe deterioration. Seeds deposited by the wind or by animals may germinate in adobe walls or roofs as they would in any soil. The action of roots may break down adobe bricks or cause moisture retention which will harm the structure. Animals, birds, and insects often live in adobe structures, burrowing and nesting in walls or in foundations. These pests undermine and destroy the structural soundness of the adobe building. The possibility of termite infestation should not be overlooked since termites can travel through adobe walls as they do through natural soil. Wood members (lintels, floors, window and door shutters, and roof members) are all vulnerable to termite attack and destruction.

It is important to rid adobe structures immediately of all plant, animal, and insect pests and to take preventive measures against their return. Seedlings should be removed from the adobe as soon as they are discovered. Large plants should be removed carefully so that their root systems will not dislodge adobe material. Pest control involving the use of chemicals should be examined carefully in order to assess the immediate and longlasting effects of the chemicals on the adobe building. Professional advice in this area is important not only because chemicals may be transported into the walls by capillary action and have a damaging effect on the adobe fabric, but also for reasons of human and environmental safety.

**Material Incompatibilities:** As adobe buildings are continually swelling and shrinking, it is likely that repair work has already been carried out sometime during the life of the building. Philosophies regarding adobe preservation have changed, and so have restoration and rehabilitation techniques. Techniques acceptable only 10 years ago are no longer considered appropriate. Until recently, adobe bricks have been repointed with portland cement; deteriorated wooden lintels and doors have been replaced with steel ones; and adobe walls have been sprayed with plastic or latex surface coatings. The hygroscopic nature of adobe has rendered these techniques ineffective and, most important, destructive. The high strength of portland cement mortar and stucco has caused the weaker adobe brick to crack and crumble during the differential expansion of these incompatible materials. Steel lintels are much more rigid than adobe. When the building expands, the adobe walls twist because they are more flexible than the steel. Plastic and latex wall coatings have been used to seal the surface, keeping it from expanding with the rest of the brick. Portions of the wall have consequently broken off. In some instances, incompatible materials can be removed from the building without subsequently damaging the structure. Other times, this is not possible. Professional advice is therefore recommended.

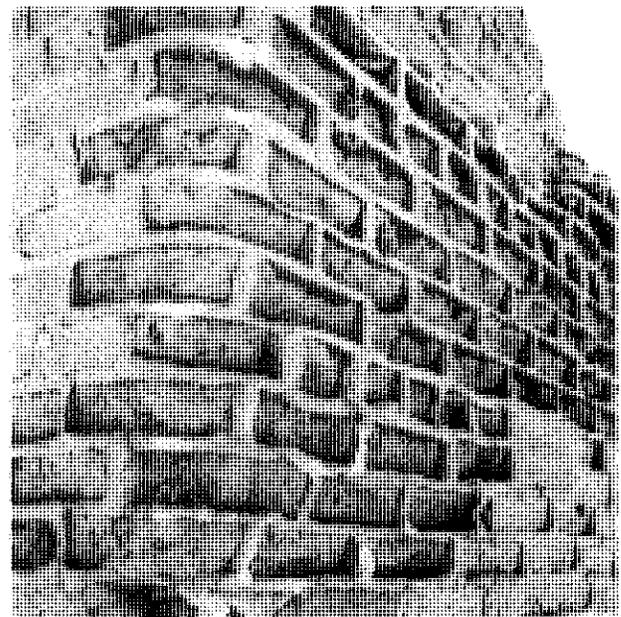
## Repairing and Maintaining the Historic Adobe Building

Once the adobe deterioration and any resulting structural damage is repaired, the restoration of the adobe building can proceed. Careful attention should be given to replace, repair, and/or reproduce all damaged materials with traditional or original materials.

**Patching and Repairing Adobe Brick:** In patching and replacing adobe brick, every reasonable effort should be made to find clay with a texture and color similar to the original fabric. When an individual adobe brick has partially disintegrated, it may be patched in place. The deteriorated material may be scraped out and replaced with appropriate adobe mud. Often fragments of the original adobe brick have been ground up, mixed with water, and reused to patch the eroded area. However, some professionals advise against the reuse of material which has spalled off because it frequently contains a high concentration of salts.

If a substantial amount of the brick has been destroyed or spalled, commercially made adobe bricks and half-bricks can be obtained, or they may be made at the site or nearby. Generally these are 3 or 4 inches thick, and ideally they are composed of unstabilized adobe (that is, without any chemical additives). The deteriorated adobe bricks should be scraped out to insert the new bricks. If most of the brick is not deteriorated, then the deteriorated portion may be replaced with a half-brick. It may be necessary to cut back into undeteriorated portions of the brick to achieve a flush fit of the new or half-bricks. Spray (do not soak) the new brick and surrounding area lightly with water to facilitate a better bond. Too much moisture can cause swelling. Always use traditional adobe mud mortar.

When entire bricks or sections of the brick walls have to be replaced, caution should be exercised when buying ready-made bricks. Many are now manufactured using stabilizing agents (portland cement, lime, or emulsified asphalt) in their composition. While the inclusion of these agents in new adobe bricks is a technical advancement in their durability, they will prove incompatible with the fabric of the historic



**Cement Mortar Incompatibility.** The stronger and less flexible cement mortar has caused the softer adobe bricks to crumble thus leaving a "honeycomb" of cement mortar joints. (National Park Service)

adobe building. Concrete blocks and cinderblocks are likewise tempting solutions to extensive adobe brick replacement; but, like commercially stabilized adobe bricks, they are not compatible with older and more unstable adobe bricks. However, concrete blocks have been used for interior partitions successfully.

**Patching and Replacing Mortar:** In repairing loose and deteriorated adobe mortar, care should also be taken to match the original material, color, and texture. Most important, never replace adobe mud mortar with lime mortar or portland cement mortar. It is a common error to assume that mortar hardness or strength is a measure of its suitability in adobe repair or reconstruction. Mortars composed of portland cement or lime do not have the same thermal expansion rate as adobe brick. With the continual thermal expansion and contraction of adobe bricks, portland cement or lime mortars will cause the bricks—the weaker material—to crack, crumble, and eventually disintegrate.

It is recognized, however, that some late historic adobe buildings have always had portland cement or lime mortars used in their initial construction. The removal and replacement of these mortars with mud mortar is not advised because their removal is usually destructive to the adobe bricks.

In repairing adobe cracks, a procedure similar to repointing masonry joints may be used. It is necessary to rake out the cracks to a depth of 2 or 3 times the width of a mortar joint to obtain a good "key" (mechanical bond) of the mortar to the adobe bricks. The bricks should be sprayed lightly with water to increase the cohesive bond. A trowel or a large grout gun with new adobe mud mortar may then be used to fill the cracks.

**Repairing and Replacing Wooden Members:** Rotted or termite infested wood members such as vigas, savinos, lintels, wall braces, or flooring should be repaired or replaced. Wood should always be replaced with wood. For carved corbels, however, specially formulated low-strength epoxy consolidants and patching compounds may be used to make repairs, thus saving original craftsmanship. Tests, however, should be made prior to repairs to check on desired results since they usually are not reversible. This is an area of building repair that ought not be attempted by the amateur. For further information, see *Epoxies for Wood Repairs in Historic Buildings*, cited in the reading list of this brief.

**Patching and Replacing Surface Coatings:** Historically, almost every adobe building surface was coated. When these coatings deteriorate, they need to be replaced. Every effort should be made to recoat the surface with the same material that originally coated the surface.

When the coating has been mud plaster, the process requires that the deteriorated mud plaster be scraped off and replaced with like materials and similar techniques, attempting in all cases to match the repair work as closely as possible to the original. It is always better to cover adobe with mud plaster even though the mud plaster must be renewed more frequently.

The process is not so simple where lime plaster and portland cement stuccos are involved. As much of the deteriorated surface coating as possible should be removed without damaging the adobe brick fabric underneath. Never put another coat of lime plaster or portland cement stucco over a deteriorated surface coating. If serious deterioration does exist on the surface, then it is likely that far greater deterioration exists below. Generally this problem is related to water, in which case it is advisable to consult a professional.

If extensive recoatings in lime plaster or portland cement stucco are necessary, the owner of an adobe building might consider furring out the walls with lathing, then plastering over, thus creating a moisture barrier. Always patch with the same material that is being replaced. Although lime plaster and portland cement stucco are less satisfactory as a surface coating, many adobe buildings have always had them as a surface coating. Their complete removal is inadvisable as the process may prove to be more damaging than the natural deterioration.

**Roofs:** Flat adobe roofs should be restored and maintained with their original form and materials; however, it may not be feasible or prudent to restore or reconstruct a flat adobe roof on a building if the roof has previously been modified to a gable roof with sheet metal, tiles, or wood shingles.

If an existing flat adobe roof is restored with a fresh layer of adobe mud over an existing mud roof, care should be taken to temporarily support the roof during the work because adobe mud is heavier wet than after it has cured. If not supported, the roof may collapse or deflect. If the wooden roof supports are allowed to sag during such work, the wood may take a permanent deflection, resulting in inadequate drainage and/or "ponding" at low points. Ponding is especially damaging to adobe roofs since standing water will eventually soak through the mud and cause the wooden roof members to rot.

On an adobe building, it is not advisable to construct a new roof that is heavier than the roof it is replacing. If the walls below have uncorrected moisture problems, the added weight of a new roof may cause the walls to bulge (a deformation caused while the adobe mud is in a plastic state). If the walls are dry but severely deteriorated, the added weight may cause the walls to crack or crumble (compression failure).

**Floors, Windows, Doors, Etc.:** Windows, doors, floors, and other original details of the older adobe building should be retained whenever feasible. It is, however, understandable when the demands of modern living make it necessary to change some of these features: thermal windows and doors, easily maintained floors, etc. But every reasonable effort should be made to retain original interior and exterior details.

## Maintenance

Cyclical maintenance has always been the key to successful adobe building survival. As soon as rehabilitation or restoration has been completed, some program of continuing maintenance should be initiated. Changes in the building should particularly be noted. The early stages of cracking, sagging, or bulging in adobe walls should be monitored regularly. All water damage should be noted and remedied at its earliest possible stages. Plant, animal, and insect damage should be halted before it becomes substantial. The roof should be inspected periodically. Surface coatings must be inspected frequently and repaired or replaced as the need indicates.

Mechanical systems should be monitored for break-down. For instance, leaking water pipes and condensation can be potentially more damaging to the adobe building than to a brick, stone, or frame structure. Observing adobe buildings for subtle changes and performing maintenance on a regular basis is a policy which cannot be over emphasized. It is the nature of adobe buildings to deteriorate, but cyclical maintenance can substantially deter this process, thus producing a relatively stable historic adobe building.

CEDAR SHAKE SHINGLES  
AT ROOF ALLOW TO SILVER  
WITH WEATHER EXPOSURE

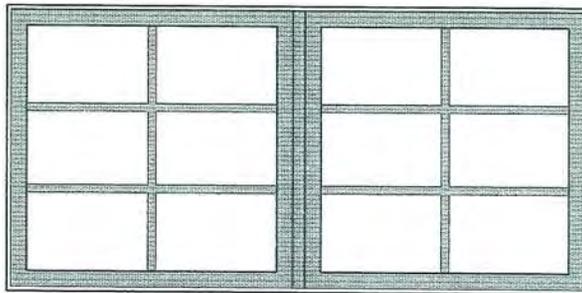




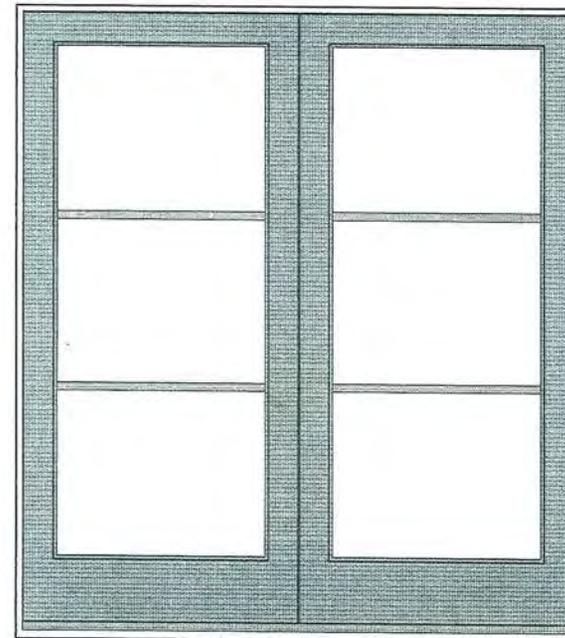
FOREST GREEN

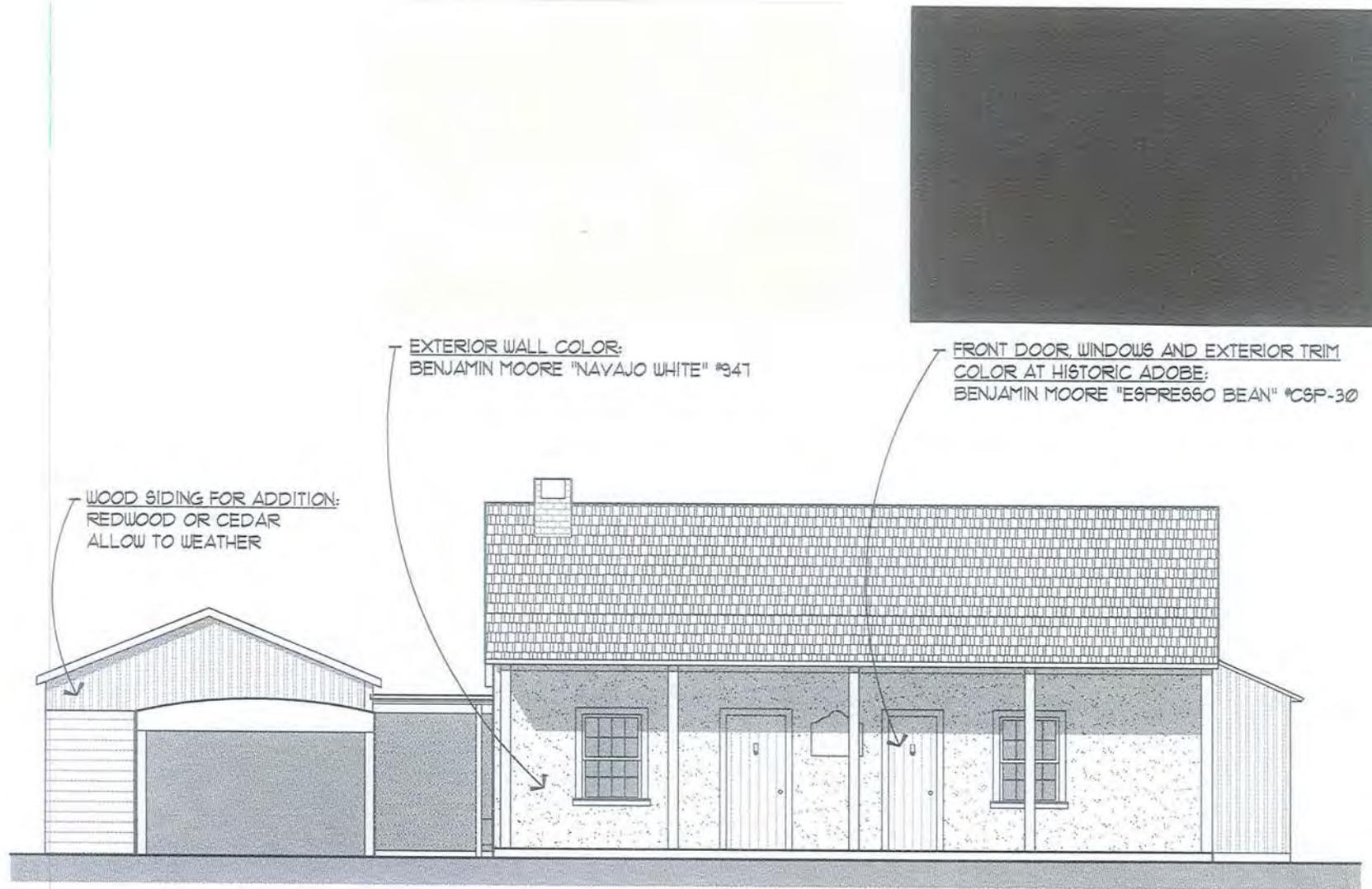


DEEP SEA



LOEWEN INSPIRATION LINE (OR EQUAL):  
ALUMINUM CLAD WINDOWS & EXTERIOR  
DOORS IN EITHER "FOREST GREEN" OR  
"DEEP SEA" COLOR (TO BE DETERMINED)





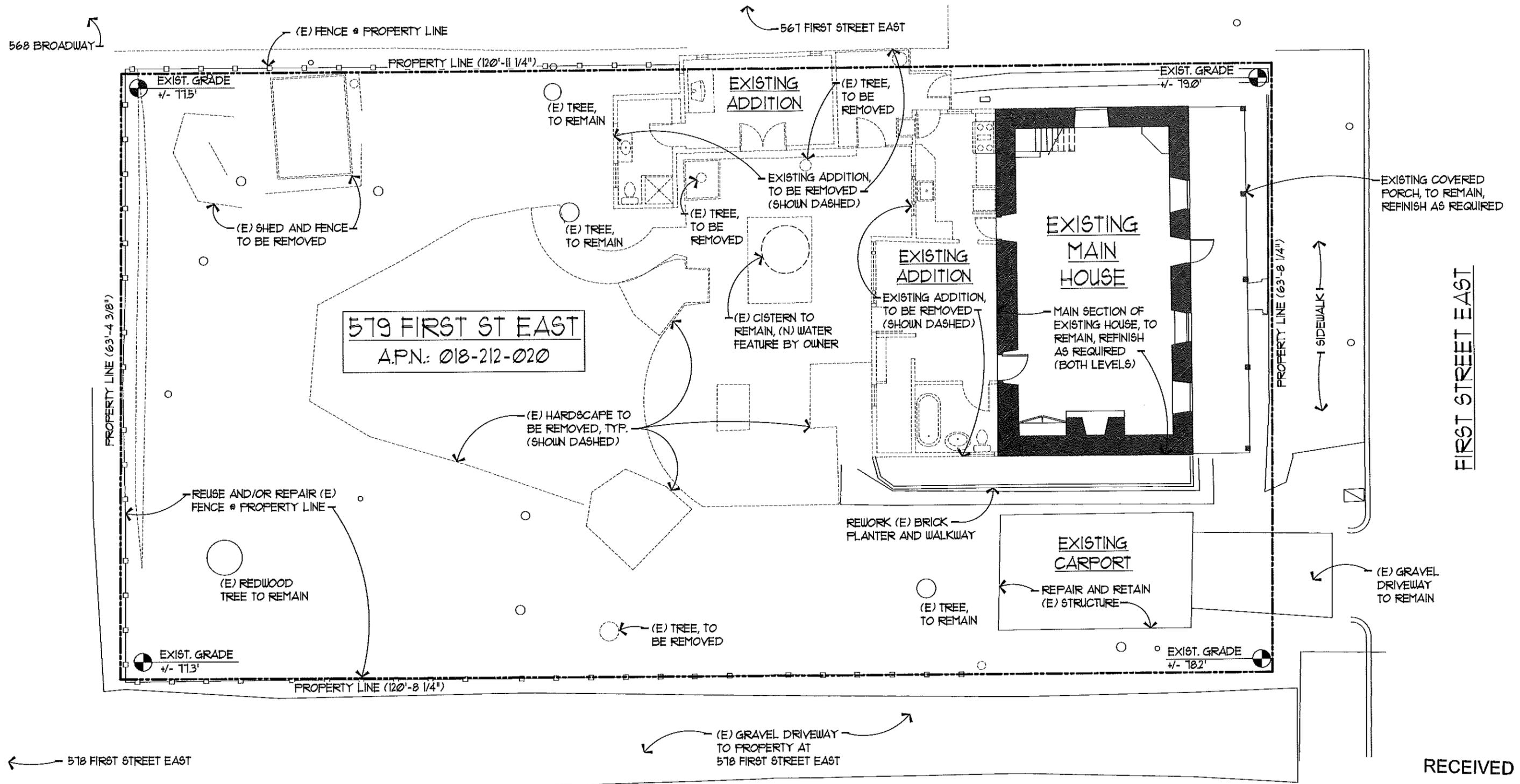
## PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"

ROBERT BAUMANN + ASSOCIATES  
9/20/16 DRHPC SUBMITTAL

MARIANI RESIDENCE  
COLOR SAMPLE SHEET

SEP 23 2016



← 578 FIRST STREET EAST



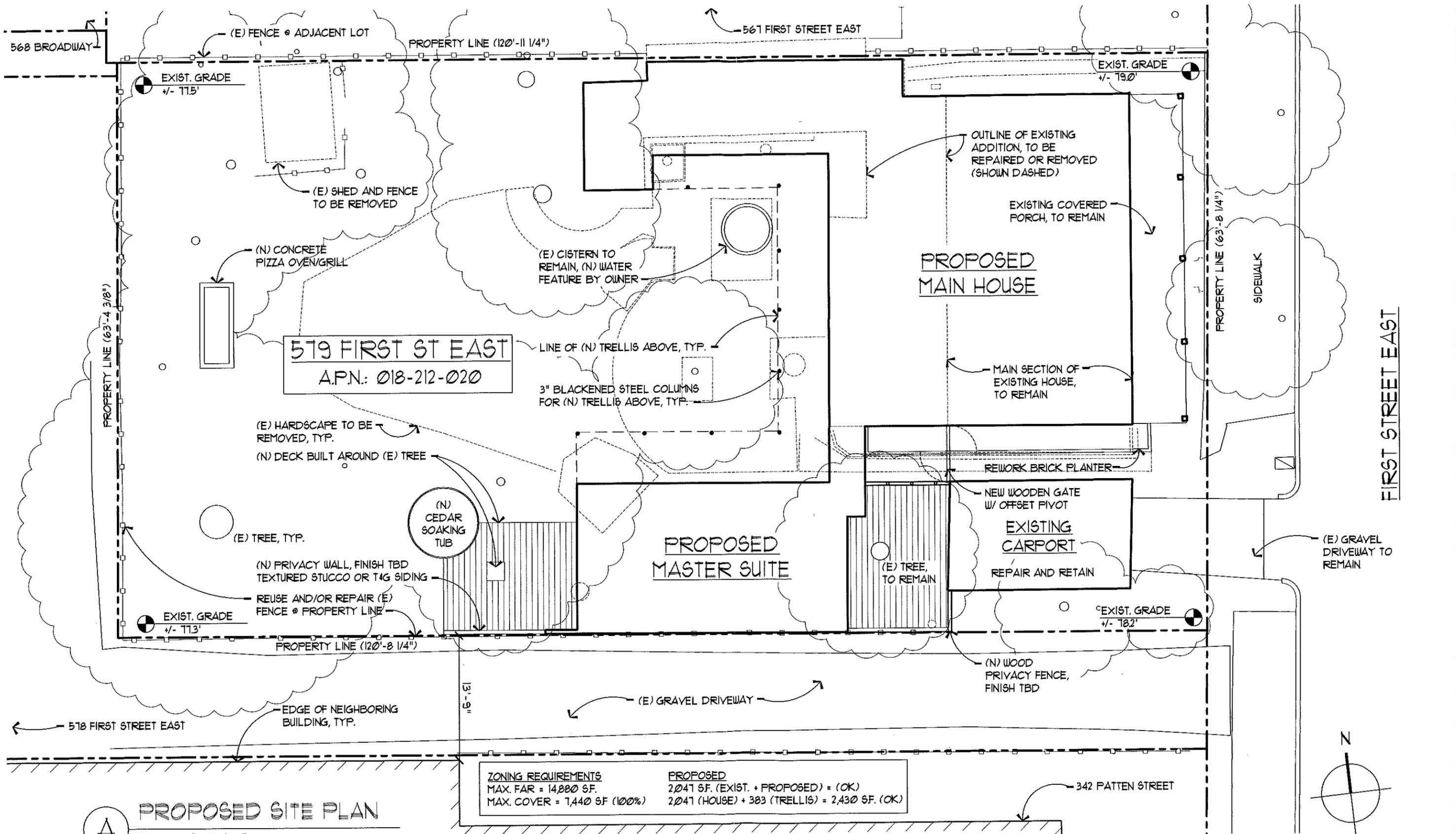
**ZONING REQUIREMENTS**  
 MAX. FAR = 14,880 SF.  
 MAX. COVER = 1,440 SF (100%)

NOTE: THERE IS A DISCREPANCY BETWEEN THE ASSESSOR'S LOT AREA (1,440 SF) AND THE LOT AREA DERIVED FROM THE RECORD OF SURVEY DATED OCTOBER, 2014 (1,675 SF). THE SQUARE FOOTAGES SHOWN ABOVE ARE BASED UPON THE ASSESSOR'S PROPERTY RECORD FOR THIS PARCEL.

RECEIVED  
 OCT 05 2016  
 CITY OF SONOMA

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MARIANI RESIDENCE  
 EXISTING SITE PLAN

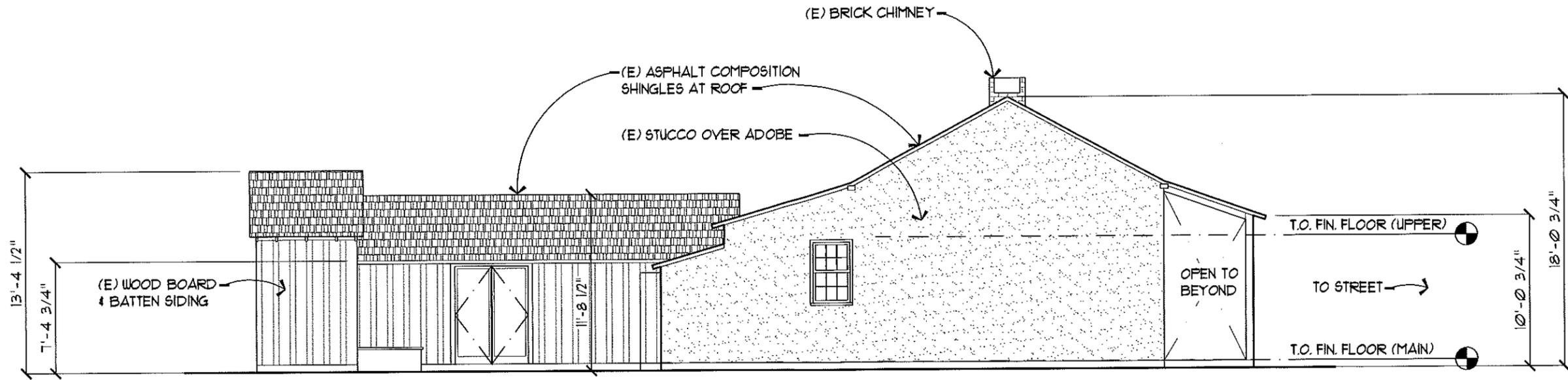


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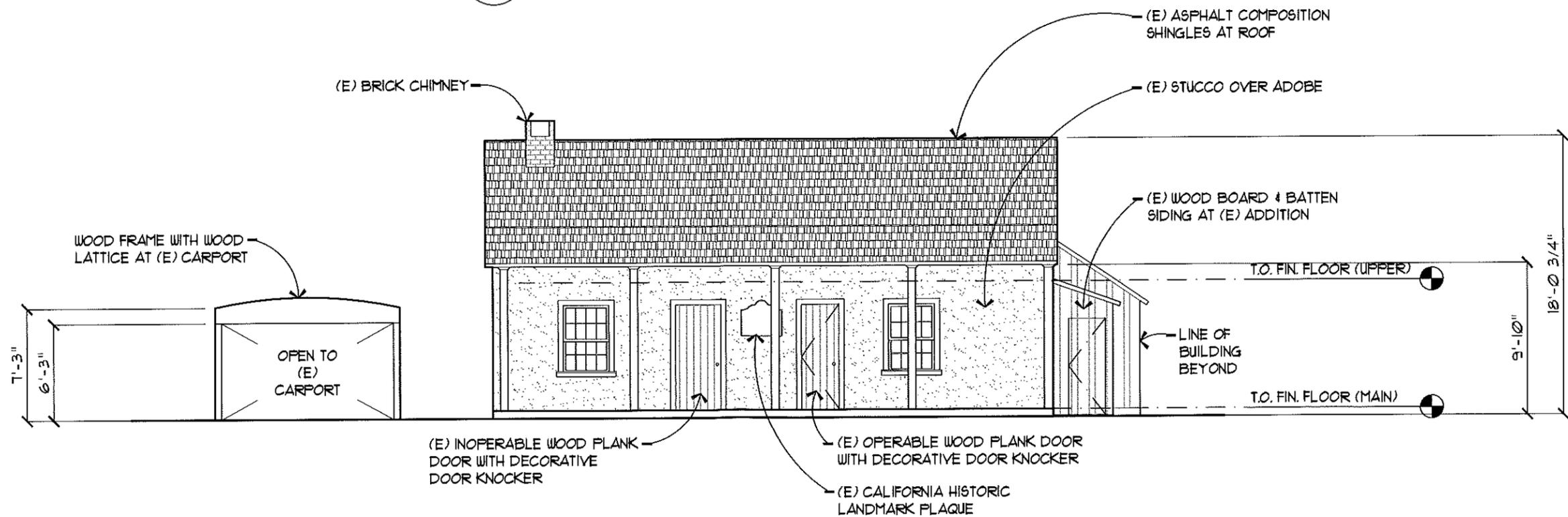
ZONING REQUIREMENTS	PROPOSED
MAX. FAR = 14,880 SF.	2,041 SF. (EXIST. + PROPOSED) = (OK)
MAX. COVER = 7,440 SF (100%)	2,041 (HOUSE) + 383 (TRELLIS) = 2,430 SF. (OK)

NOTE: THERE IS A DISCREPANCY BETWEEN THE ASSESSOR'S LOT AREA (7,440 SF.) AND THE LOT AREA DERIVED FROM THE RECORD OF SURVEY DATED OCTOBER, 2014 (7,675 SF.). THE SQUARE FOOTAGES SHOWN ABOVE ARE BASED UPON THE ASSESSOR'S PROPERTY RECORD FOR THIS PARCEL.

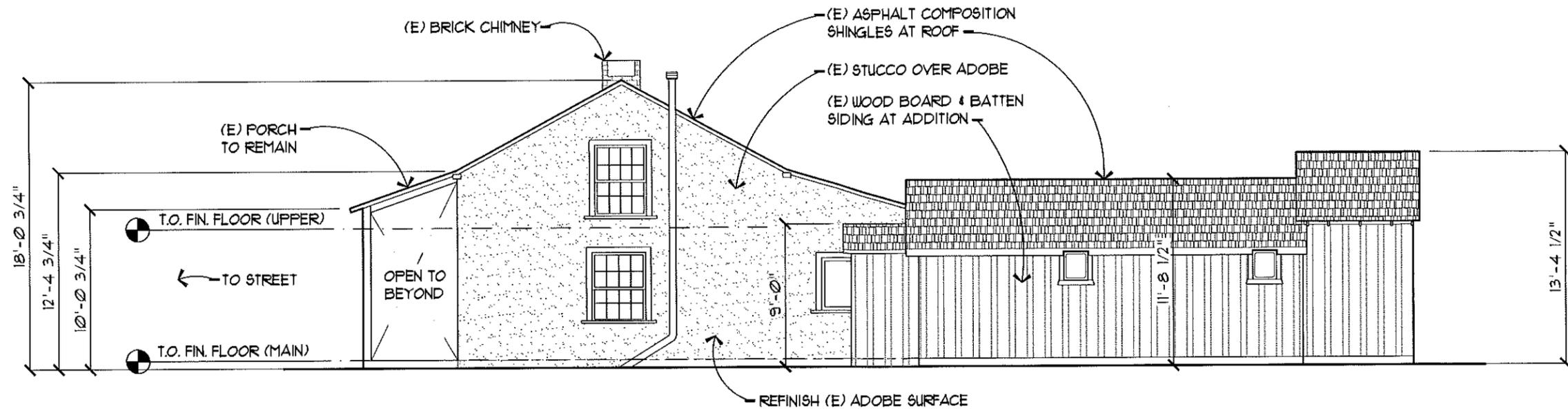
**PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"



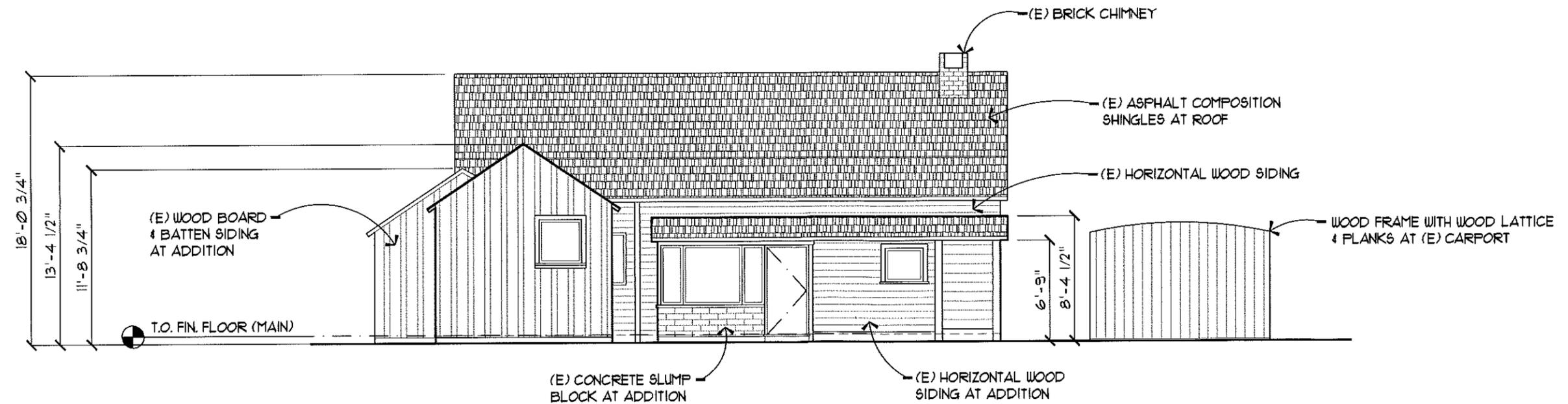
**B** EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



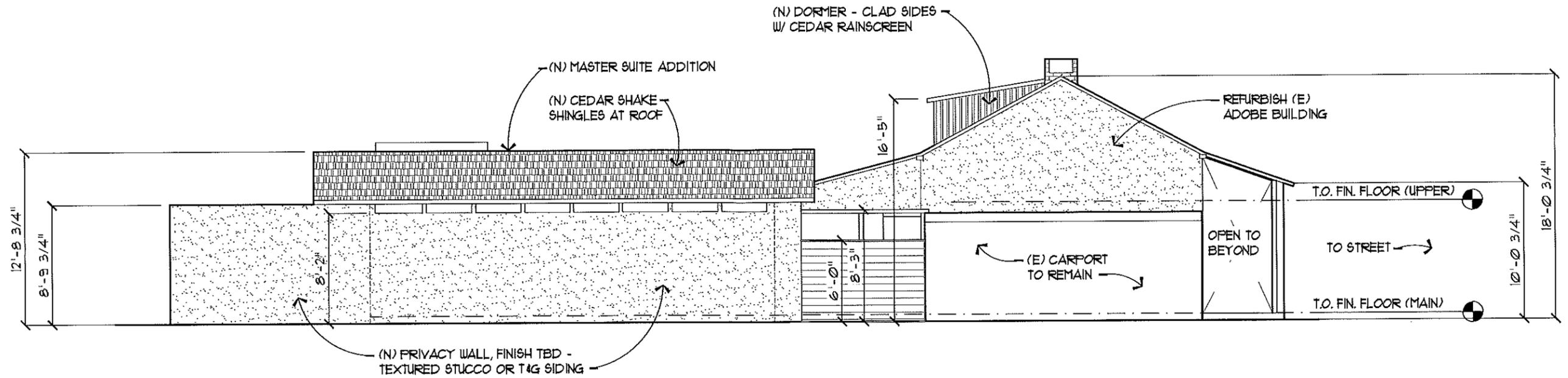
**A** EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



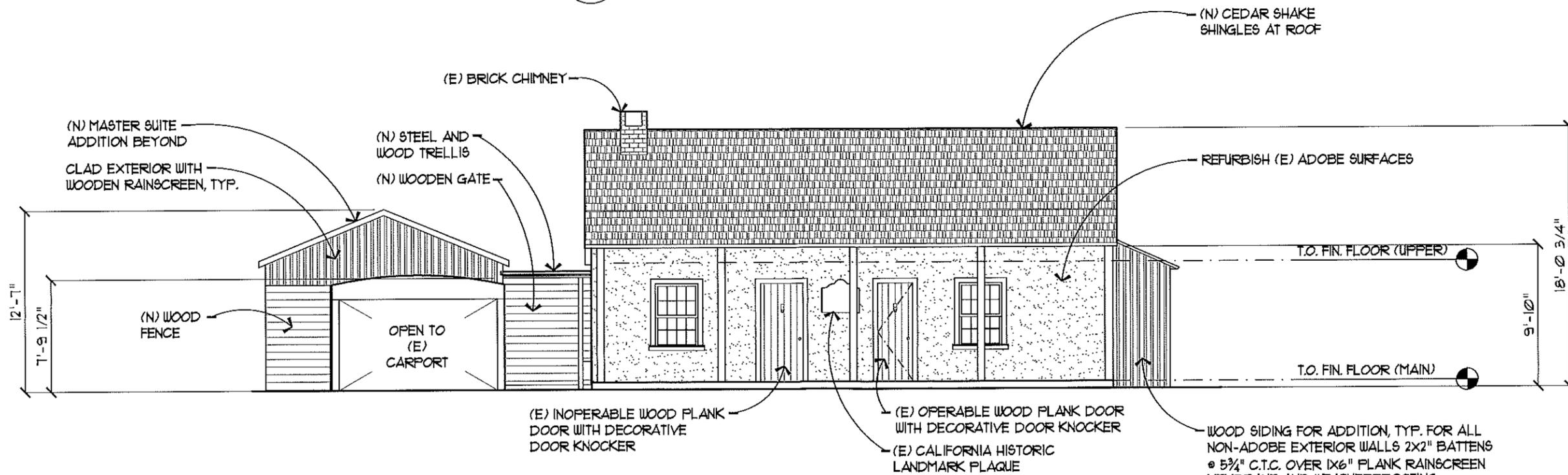
**B** EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**A** EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**B** PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

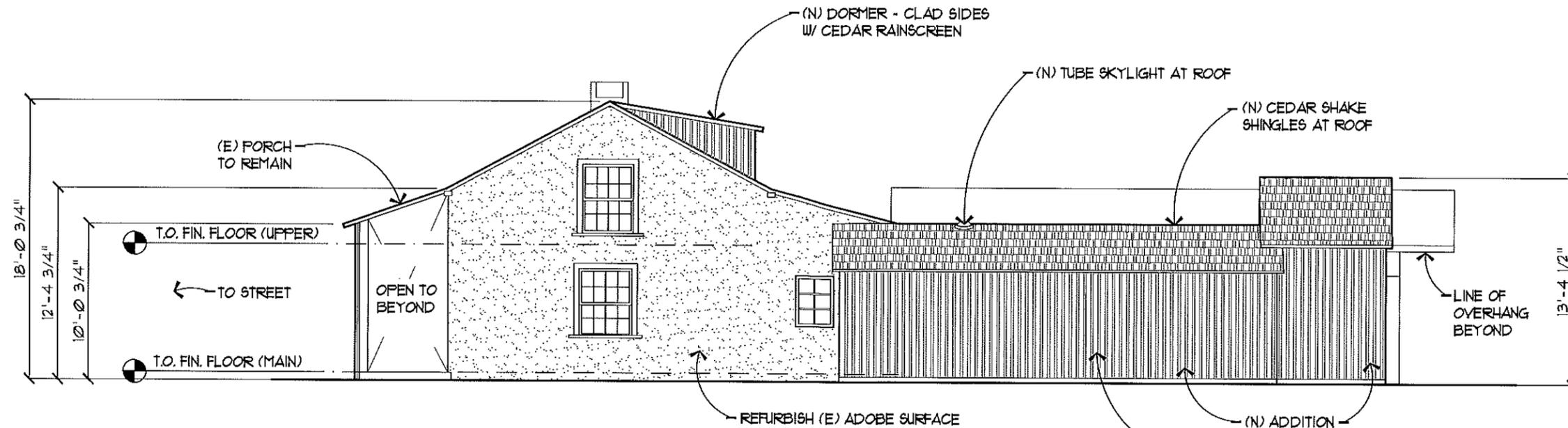


**A** PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

RECEIVED

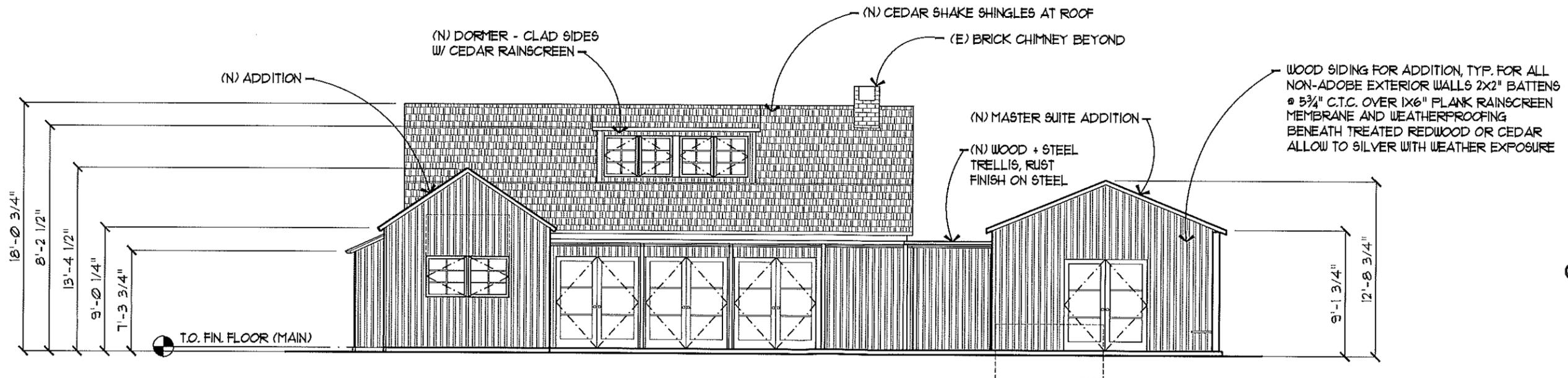
OCT 04 2016

CITY OF SONOMA



**B** PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

WOOD SIDING FOR ADDITION, TYP. FOR ALL NON-ADOBE EXTERIOR WALLS 2X2" BATTENS @ 5 3/4" C.T.C. OVER 1X6" PLANK RAINSCREEN MEMBRANE AND WEATHERPROOFING BENEATH TREATED REDWOOD OR CEDAR ALLOW TO SILVER WITH WEATHER EXPOSURE



**A** PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

RECEIVED  
OCT 04 2016  
CITY OF SONOMA

## MEMO

**To:** Design Review Commission  
**From:** Associate Planner Atkins  
**Subject:** Draft Water Efficiency Landscape Ordinance

### Background

The City Council adopted a Water Efficient Landscape Ordinance in 2002 to assist the City in achieving water conservation through proper plant selection, installation, and maintenance practices. The ordinance incorporated xeriscape principles to serve as the primary means of achieving water conservation. In 2006, California State Assembly Bill 1881 (AB 1881) was enacted, requiring all local jurisdictions to adopt water efficient landscape regulations for new development projects. The new requirements under AB 1881 are commonly referred to as the “State Model Water Efficient Landscape Ordinance” or “MWELo” and became effective on January 1, 2010. In response to the State’s passage of AB 1881, the Russian River water contractors, including the City of Sonoma, met as a group to develop similar ordinances that were adopted by individual governing bodies. On October 20, 2010, the City of Sonoma adopted ordinance 05-2010 implementing AB 1881, which represents the City’s current requirements.

### Revised WELO

The state has recently updated the MWELo and is now requiring all local agencies to adopt the changes or modify the locally adopted WELO to comply with the new regulations. The City of Sonoma has elected to update its WELO; thereby, rewriting the entire ordinance to ensure compliance with State law, while tailoring it to the City of Sonoma’s development process. The MWELo requires all California cities and counties to adopt the MWELo or to adopt a single agency local ordinance. Local ordinances must be as effective as the MWELo in conserving water. Provisions of revised MWELo include the following:

- Reduced the size of new construction projects subject to MWELo requirements from 2,500 square feet to 500 square feet.
- Dedicated landscape water meters or submeters are required for residential landscapes over 5,000 square feet and non-residential landscapes over 1,000 square feet.
- Reduced the ET adjustment factor from 0.60 for to 0.55 for residential areas and 0.45 for non-residential areas.
- Increased the Irrigation efficiency (IE) from 0.71 to 0.75 for overhead spray devices and 0.81 for drip systems.
- Changed the Plant Factor from 0.30 for low water-use plantings; 0.6 for medium water-use plantings; 1.0 for high water-use plantings to a plant factor range for very low water use plants 0 to 0.1, the plant factor range for low water use plants 0.1 to 0.3, the plant

factor range for moderate water use plants 0.4 to 0.6, and the plant factor range for high water use plants 0.7 to 1.0.

- Increased the documentation requirements for landscape projects. The new regulations requires the following to be submitted with a landscape project:
  - Water Efficient Landscape Worksheet
  - Hydrozone Table
  - Soil Management Report
  - Landscape Design Plan
  - Irrigation Design Plan\*
- Increased the documentation required to be submitted prior to final approval. The new regulations require the following to be submitted prior to final project approval:
  - Certificate of Completion
  - Landscape and Irrigation Maintenance Schedule
- Staff from the California Department of Water Resources indicated that local agencies have discretion as to whether or not to include residential backyard areas in the MWELO review. That said, it is staff's recommendation that the City continue to focus its review of residential landscape plans to front yard areas. A statement that the MWELO does not apply to residential rear yards has been included in section 14.32.020.B.5.
- Section 14.32.040.B.2.iii indicates that turf shall not be planted in front yard landscapes of single family residential properties when backyard landscapes are not developer installed. Staff added this statement with the intent to limit the amount of high water use plants (turf) on residential properties.

Design review is not a requirement in the MWELO. The revised ordinance adopted in 2010 included a requirement for landscape design review by the Design Review Commission. The only change staff is proposing at this time with regard to landscape design review by the Design Review and Historic Preservation is to allow administrative approval of projects that are part of a previously entitled subdivision (i.e., Armstrong Estates) provided no turf is planted, only medium and low water use plant materials are planted, and no overhead sprinklers are installed.

\*The landscape design community has requested that the submittal of the irrigation design plans be required in conjunction with the plan check review process and not during the landscape design review process and the State of California has stated that this approach is acceptable. Therefore, the approach taken in the draft MWELO is as follows: 1) During Landscape Review require a statement which describes the irrigation methods and design actions that will be employed to meet the irrigation specifications of the MWELO; and, 2) During building permit review provide irrigation design plans.

## **Recommendation**

Receive draft WELO, provide feedback, identify any recommended revisions, and provide a recommendation to City Council for final approval.

### Attachments:

1. Draft Water Efficient Landscape Ordinance.
2. Water Efficient Landscape Worksheet.

3. Hydrozone Table.

cc: WELO Interest List

# CITY OF SONOMA

ORDINANCE NO. XX-2016

## AN ORDINANCE REPEALING AND REENACTING CHAPTER 14.32, “WATER-EFFICIENT LANDSCAPE” OF THE SONOMA MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF SONOMA DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Chapter 14.32, Water-Efficient Landscape, of the Sonoma Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

### Sections:

#### **14.32.010 Purpose and Authority.**

- 14.32.020 Applicability.
- 14.32.030 Definitions.
- 14.32.035 Soil analysis report.
- 14.32.040 Landscape design plan.
- 14.32.050 Irrigation design plan.
- 14.30.055 Grading design plan.
- 14.32.060 Documentation for compliance..
- 14.32.070 Review requirements and procedures..
- 14.32.080 Other provisions.
- 14.32.090 Forms.
- 14.32.100 Provisions for Appeal.

#### **14.32.010 Purpose and authority.**

A. Purpose. Section 2 Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use. This policy protects local water supplies through the implementation of a whole system approach to design, construction, installation and maintenance of the landscape resulting in water-conserving climate-appropriate landscapes, improved water quality and the minimization of natural resource inputs.

B. Authority. The planning director, or his/her designee, has authority for administering and carrying out the provisions in this chapter.

#### **14.32.020 Applicability.**

(A) This chapter shall apply to all of the following new and rehabilitated landscape projects that require a building or grading permit, plan check, or design review:

(1) New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check, or design review.

(2) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review.

(3) Commercial, institutional landscaping, park landscaping, multiple-family residential

and single-family residential landscaping;

(3) Projects that have a completed application for a building or grading permit, plan check, or design review certificate on file with the City prior to November 31, 2015 will be governed by the City of Sonoma Water Efficient Landscape Ordinance as adopted by Ordinance No. 05-2010;

(B) This chapter does not apply to:

- (1) Historical sites registered in the California or the National Register of Historic Places;
- (2) Ecological restoration or mined-land reclamation projects that do not require a permanent irrigation system;
- (3) Plant collections, as part of botanical gardens and arboreturns open to the public.
- (4) Cemeteries.
- (5) Residential landscape backyard areas.

Landscape designers are encouraged to follow the provisions of this chapter, regardless of these exemptions.

#### **14.32.030 Definitions.**

(A) The following definitions apply to this chapter:

(1) Backflow Prevention Device: an approved device installed to City standards which will prevent backflow or back-siphonage into the City potable water system.

(2) Booster Pumps: used where the normal water system pressure is low and needs to be increased.

(3) Check Valve: a valve located under a sprinkler head or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

(4) Compost: the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

(5) Distribution uniformity: the measure of the uniformity of irrigation water over a defined area.

(6) Ecological Restoration Project: a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

(7) Effective Precipitation: the portion of total precipitation which becomes available for plant growth and that is used by the plants.

(8) Emitter: a drip irrigation fittings emission device that delivers water slowly from the system to the soil.

(9) Evapotranspiration Adjustment Factor (ETAF): a factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for a new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

(10) Evapotranspiration Rate (ET): the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specific specified time.

(11) Flow Rate: the rate at which water flows through pipes, and valves and emission devices, measured in (gallons per minute, gallons per hour, or cubic feet per second).

(12) Friable: a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

(13) Graywater: untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and

does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.

(14) Hardscapes: any durable material (pervious and non-pervious).

(15) Head to Head Coverage: full coverage from one sprinkler head to the next.

(16) High-Flow Sensor: An inline device installed at the point of connection that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves.

(17) High-Water-Use Plants: turf, annuals, container plantings, and other plants recognized as high-water-use by the Water Use Classification of Landscape Species document as it currently exists or may be amended in the future. (See <http://ucanr.edu/sites/wucols/>). Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(18) Hydrozone: a portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule.

(19) Infiltration Rate: the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

(20) Invasive Plant Species: species of plants not historically found in California and/or that spread outside cultivated areas and can damage environmental or economic resources as determined by the California Invasive Plant Council ([www.cal-ipc.org](http://www.cal-ipc.org)).

(21) Irrigation audit: an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.

(22) Irrigation Efficiency (IE): the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The irrigation efficiency for purposes of this chapter are .75 for overhead spray devices and .81 for drip systems.

(23) Irrigation Meter: a separate meter that measures the amount of water used for items such as lawns, washing exterior surfaces, washing vehicles, filling pools, etc.

(24) Isolation Valves: used to isolate a portion of the piping system.

(25) Landscaped Area: the entire parcel less the building footprint, driveways, and non-irrigated portions of parking lots, hardscapes-such as decks and patios, and other non-porous areas. Water features are included in the calculation of the landscaped area. Areas dedicated to edible plants, such as orchards or vegetable gardens are not included. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other nonirrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

(26) Lateral Line: non-pressurized pipe that is located downstream of an irrigation valve (Class 200 or equivalent is not acceptable).

(27) Low-Water-Use Plants: "Mediterranean Region" and native trees, shrubs and groundcovers (such as rosemary), juniper, most native oaks, and other plants recognized as

low-water-use by the Water Use Classification of Landscape Species document as it currently exists or may be amended in the future. (See <http://ucanr.edu/sites/wucols/>). Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(28) Main Line: the pressurized pipeline that delivers water from the water source to the valve or outlet (Class 200 or equivalent is not acceptable).

(29) Master Valve: automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system.

(30) Maximum Applied Water Allowance (MAWA): for design purposes, the upper limit of annual applied water for the established landscape.

(31) Median: an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

(32) Microclimate: the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density or proximity to reflective surfaces.

(33) Mined-Land Reclamation Projects: any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

(34) Moderate Water Use Plants: ornamental trees, shrubs ground covers, and perennials and other plants recognized as moderate-water-use by the Water Use Classification of Landscape Species document as it currently exists or may be amended in the future. See <http://ucanr.edu/sites/wucols/>. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(35) Mulch: any organic material such as leaves, bark, straw, compost or other inorganic mineral materials such as rocks, gravel, or decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature and preventing soil erosion.

(36) Non-residential landscape: landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

(37) Low-Head Drainage: water that flows out of the system after the valve turns off due to elevation changes within the system.

(38) Operating Pressure: the pressure when water is flowing through the irrigation system.

(39) Overhead Irrigation: those systems that deliver water through the air (e.g., pop-ups, impulse sprinklers, spray heads, rotors, micro-sprays, etc.).

(40) Overspray: the irrigation water which is delivered beyond the landscaped target area; wetting pavements, walks structures, or other non-landscaped areas.

(41) Pervious: any surface or material that allows the passage of water through the material and into the underlying soil.

(42) Plant Factor: a factor that, when multiplied by reference evapotranspiration ETo, estimates the amount of water used by needed plants. Plant factors cited in this ordinance are derived from the publication "Water Use Classification of Landscape Species." Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(43) Precipitation Rate: the rate of application of water measured in inches per hour.

(44) Point of Connection: the point at which an irrigation system taps into the main water

supply line.

(45) Point Source Irrigation: any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

(46) Pressure Regulation: a valve that automatically reduces the pressure in a pipe.

(47) Project Applicant: the individual or entity submitting a Landscape Documentation Package, to request a permit, plan check or design review from the City. A project applicant may be the property owner or his or her designee.

(48) Rain Sensor: a system component which automatically shuts off and suspends the irrigation system when it rains.

(49) Recreational Area: areas, excluding private single family residential areas designated for active play, recreation or public assembly in parks, sports fields, school yards, picnic grounds, amphitheatres, or golf course tees, fairways, roughs, surrounds and greens.

(50) Recycled Water: means tertiary treated water which results from the treatment of wastewater, is suitable for direct beneficial use, and conforms to the definition of disinfected tertiary recycled water in accordance with State law.

(51) Reference Evapotranspiration or ETo: a standard measurement of environmental parameters which affect the water use of plants and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered as determined by the City.

(52) Rehabilitated Landscape: any re-landscaping project that requires a building or grading permit, plan check or design review.

(53) Residential landscape: landscapes surrounding single or multifamily homes.

(54) Runoff: water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area.

(55) Soil Analysis Report: the analysis of a soil sample to determine nutrient content, composition and other characteristics, including contaminants.

(56) Special Landscape Area (SLA): an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

(57) Sprinkler Head or Spray Head: a device that delivers to the landscape water through a spray nozzle.

(58) Static Water Pressure: the pipeline or municipal water supply pressure when water is not flowing.

(59) Station: an area served by one valve or by a set of valves that operate simultaneously.

(60) Submeter: a separate meter that is located on the private side of the water system and is plumbed to measure all water that flows only through the irrigation system. This meter is to be used by the owner to monitor irrigation water use and will not be read by the City.

(61) Swing Joint: an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

(62) Valve: a device used to control the flow of water in the irrigation system.

(63) Valve Manifold: a one-piece manifold for use in a sprinkler valve assembly that includes an intake pipe having a water inlet and a plurality of ports adapted for fluid connection to inlets.

(64) Very Low-Water-Use Plants: "Mediterranean Region" and native trees, shrubs and groundcovers such as manzanita, ceanothus, some native oaks, California poppies and other plants recognized as very low-water-use by the Water Use Classification of Landscape Species document (<http://ucanr.edu/sites/wucols/>), as it currently exists or may be amended in the

future. Plant factors may also be obtained from horticultural researchers from academic institutions or nursery industry professional associations as approved by the California Department of Water Resources (DWR).

(65) Water Feature: a design element where open water performs an aesthetic or recreational function, Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or storm water best management practices that are not irrigated and used solely for water treatment or storm water retention are not water features and, therefore, are not subject to the water budget calculation.

(66) Weather Based or Sensor Based Irrigation Control Technology: uses local weather and landscape conditions to tailor irrigation schedules to actual conditions on the site or historical weather data.

(67) Water Use Classification of Landscape Species (WUCOLS): published by the University of California Cooperative Extension, and the Department of Water Resources, 2014, as it currently exists and as it may be amended in the future.”

#### **14.32.035 Soil analysis report.**

(A) In order to reduce runoff and encourage healthy plant growth, a soil analysis report shall be completed by the project applicant, or his/her designee, as follows:

(1) Submit soil samples to a laboratory for analysis and recommendations.

(a) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

(2) The soil analysis shall include:

(a) Soil texture;

(b) Infiltration rate determined by laboratory test or soil texture infiltration rate table;

(c) pH;

(d) Total soluble salts;

(e) Sodium;

(f) Percent organic matter; and

(g) Recommendations.

(3) In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.

(4) The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

(5) If a grading permit is required, the soil analysis report shall be submitted to the City with the Certificate of Completion. If a grading permit is not required, the soil analysis report shall be submitted to the City with the Landscape Documentation Package.

(6) The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the City with Certificate of Completion.”

#### **14.32.040 Landscape design plan.**

(A) The landscape design plan, at a minimum, shall:

(1) Delineate and label each hydrozone by number, letter, or other method;

(2) Identify each hydrozone as very low, low, moderate, high water, or mixed water use;

- (3) Identify new and existing trees, shrubs, groundcovers, turf, and any other planting areas;
  - (4) Identify plants by botanical name and common name;
  - (5) Identify plant sizes and quantities;
  - (6) Identify recreational areas;
  - (7) Identify areas permanently and solely dedicated to edible plants;
  - (8) Identify areas irrigated with recycled water;
  - (9) Identify type of mulch and application depth;
  - (10) Identify soil amendments, type, and quantity;
  - (11) Identify type and surface area of pools, fountains and water features;
  - (12) Identify property lines, new and existing building footprints, streets, driveways, sidewalks and other hardscape features (pervious and non-pervious);
  - (13) Identify location, installation details, and size of any storm water best management practices, including rainwater harvesting or catchment technologies that will provide storm water retention, infiltration, and/or treatment. Project applicants shall refer to the City or North Coast Regional Water Quality Control Board for information and approval requirements;
  - (14) Identify any applicable graywater discharge piping, system components and area(s) of distribution;
  - (15) Contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and
  - (16) Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.)
- (B) For each landscape project subject to this chapter applicants shall submit a landscape design plan in accordance with the following:
- (1) Amendments, Mulching and Soil Conditioning.
    - (a) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
    - (b) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
    - (c) Incorporate compost into the soil to a minimum depth of eight inches at a minimum rate of six cubic yards per 1,000 square feet. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
    - (d) A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications. To provide habitat for beneficial insects and other wildlife, up to 5 % of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
  - (2) Plants.
    - (a) Selected plants shall not cause the estimated water use to exceed the maximum applied water allowance (see calculation in Maximum Applied Water Allowance).
    - (b) Plants with similar water use needs shall be grouped together in distinct hydrozones and where irrigation is required the distinct hydrozones shall be irrigated with separate valves.
    - (c) Very low, low and moderate water use plants can be mixed, but the entire

hydrozone will be classified as moderate water use for MAWA calculations.

(d) High water use plants shall not be mixed with very low, low or moderate water use plants.

(e) All non-turf plants shall be selected, spaced and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site.

(f) Turf shall not be planted in the following conditions:

(i) Slopes exceeding 10 percent;

(ii) Planting areas eight feet wide or less;

(iii) Front yard landscape of single family residential subdivisions where backyard landscape is not developer installed.

(iv) Street medians, traffic islands, planter strips or bulbouts of any size.

(g) Invasive plants as listed by the California Invasive Plant Council are prohibited.

(3) Water Features.

(a) Recirculating water systems shall be used for water features.

(b) Recycled water shall be used when available onsite.

(c) Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.”

#### **Section 14.32.050 Irrigation design plan.**

(A) The irrigation design plan, at a minimum, shall contain:

(1) Location and size of separate water meters for landscape;

(2) Location and size of irrigation system point of connection;

(3) Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, master valves, valves, sprinkler heads and other application devices, moisture sensing devices, rain sensors, check valves, quick couplers, flow sensors, pressure regulators, and backflow prevention devices;

(4) Static water pressure at the point of connection to the public water supply;

(5) Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;

(6) Recycled water irrigation systems;

(7) The Hydrozone Table;

(8) The following statement: “I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan”; and

(9) The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 185500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

(B) For each landscape project subject to this chapter applicants shall submit an irrigation design plan that is designed and installed to meet irrigation efficiency criteria as described in the Maximum Applied Water Allowance (MAWA) and in accordance with the following:

(1) Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 square feet but not more than 5,000 square feet (the level at which Water code 535 applies) and residential irrigated landscapes of 5,000 square feet or greater. A landscape water meter may be either:

(a) A customer service meter dedicated to landscape use provided by the local

water purveyor; or

(b) A privately owned meter or submeter.

(2) Landscapes of 5000 sq. ft. or larger require a high-flow sensor that can detect high flow conditions and have the capabilities to shut off the system.

(3) Master shut-off valves are required on all projects of 5000 sq. ft. or larger except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

(4) Isolation valves shall be installed at the point of connection and before each valve or valve manifold.

(5) Weather-based or other sensor based self-adjusting irrigation controllers utilizing non-volatile memory shall be required.

(6) Rain sensors shall be installed for each irrigation controller.

(7) Pressure regulation and/or booster pumps shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.

(8) Irrigation system shall be designed to prevent runoff or overspray onto nontargeted areas.

(9) Relevant information from the soil analysis report, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.

(10) The design of the irrigation system shall conform to the hydrozones of the landscape design plan.

(11) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

(12) Point source irrigation is required where plant height at maturity will affect the uniformity of an overhead system.

(13) Minimum 24-inch setback of overhead irrigation is required where turf is directly adjacent to a continuous hardscape that flows into the curb and gutter.

(14) Slopes greater than 15 percent shall be irrigated with point source or other low-volume irrigation technology.

(15) A single valve shall not irrigate hydrozones that mix high water use plants with moderate, low, or very low water use plants.

(16) Trees shall be placed on separate valves except when planted in turf areas.

(17) Sprinkler heads, rotors and other emission devices on a valve shall have matched precipitation rates.

(18) Head to head coverage is required unless otherwise directed by the manufacturer's specifications.

(19) Swing joints or other riser protection components are required on all risers.

(20) Check valves shall be installed to prevent low-head drainage."

#### **14.32.055 Grading design plan.**

(A) Where slopes exceed 10 percent, a grading plan drawn at the same scale as the planting plan that accurately and clearly identifies finished grades, drainage patterns, pad elevations, spot elevations and storm water retention improvements shall be submitted with the landscape design plan and irrigation design plan. The grading design plan shall contain the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed

professional as authorized by law.”

**14.32.060 Documentation for compliance.**

(A) The following documentation is to be presented to the City at each of the three steps of review defined below. This documentation is required for compliance with this policy.

(1) Step 1: Final Landscape Design Review.

(a) For those landscape projects that require landscape design review applicants shall submit the following documentation to the City:

- (i) Soil analysis report and documentation verifying implementation of soil report recommendations;
- (ii) Completed Maximum Applied Water Allowance;
- (iii) The landscape design plan;
- (iv) A conceptual irrigation design plan or statement which describes irrigation methods and design actions that will be employed to meet the irrigation specifications of this chapter.

(2) Step 2: Building Permit/Plan Check.

(a) The following shall be reviewed and approved prior to a building permit being issued:

- (i) Maximum Applied Water Allowance and the planting design as submitted at Step 1 in connection with the design review or utilities certificate application;
- (ii) The irrigation design plan drawn at the same scale as the landscape design plan.

(3) Step 3: Completion of Installation.

(a) Upon installation and completion of the landscape, applicant shall submit the Certificate of Completion.

(i) The certificate must be accompanied by an irrigation audit that contains the following:

- A. Operating pressure of the irrigation system,
- B. Distribution uniformity of overhead irrigation,
- C. Precipitation rate of overhead irrigation,
- D. Report of any overspray or broken irrigation equipment,
- E. Irrigation schedule including:
  - 1. Plant establishment irrigation schedule;
  - 2. Regular irrigation schedule by month including: plant type, root depth, soil type, slope factor, shade factor, irrigation interval (days per week), irrigation runtimes, number of start times per irrigation day, gallons per minute for each valve, precipitation rate, distribution uniformity and monthly estimated water use calculations;
  - 3. Verification that a diagram of the irrigation plan showing hydrozones is kept with the irrigation controller for subsequent management purposes.

(ii) All landscape irrigation audits shall be conducted by a third party Certified Landscape Irrigation Auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape;

(iii) In large projects or projects with multiple landscape an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement;

(iv) An irrigation maintenance schedule timeline must be attached to the

Certificate of Completion that includes routine inspections, adjustment and repairs to the irrigation system, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning and weeding;

(v) A final inspection shall be performed by City staff to verify policy compliance. Advanced notice is required for all inspections. Building permit final approval shall not be completed until the landscape inspection is approved.

#### **14.032.070 Review requirements and procedures.**

Projects shall be subject to the following review requirements and procedures:

(A) Landscape Design Review. Landscape design review shall be conducted prior to plan check.

(1) Administration. Landscape design review of projects shall be conducted by the Design Review and Historic Preservation Commission, except as follows, in which case landscape design review shall be conducted by the planning director or his/her designee:

(a) Rehabilitated landscape project for a single-family home.

(b) Rehabilitated landscape project for an existing multifamily development with a landscaped area less than or equal to 2,500 square feet.

(c) Rehabilitated or new landscape project for a single-family home (which includes entitled subdivisions) that are not part of a new subdivision, planned development, or within the historic overlay zone area, provided the following criteria are met:

(i) No turf is planted; and

(ii) Only medium and low water use plants are planted; and

(iii) No overhead irrigation sprinklers are installed.

#### **14.32.080 Other provisions.**

(A) The Planning Director or his/her designee will consider and may allow the substitution of design alternatives and innovation which may equally reduce water consumption for any of these requirements.

(B) The Planning Director or his/her designee will accept documentation methods, water allowance determination, and landscape and irrigation design requirements of the State of California Model Water Efficient Landscape Ordinance instead of Sections 14-30.040 and 14-30.050 of these requirements where it can be demonstrated that the State procedure will more effectively address the design requirements of the project.”

#### **14.32.90 Forms.**

Applicant shall submit all required documentation for compliance pursuant to Section 14-32.060 on forms approved by the City Engineer or his/her designee, including but not limited to Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of Completion form.”

#### **14.32.100 Provisions for Appeal.**

Appeal of a decision made by the Planning Director, Design Review Commission, or Planning Commission shall follow the procedures as established in Chapter 1.24.

**SECTION 2. Severability.** If any section, subsection, sentence, clause, phrase, or word of this

ordinance is for any reason held to be invalid and/or unconstitutional by the court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

**SECTION 3.** Effective Date. This Ordinance shall become effective thirty (30) days from and after the date of its passage.

The foregoing Resolution was duly adopted this Xth day of X 2016, by the following vote:

**Hydrozone Table**

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

<b>Hydrozone*</b>	<b>Zone or Valve</b>	<b>Irrigation Method**</b>	<b>Area (Sq. Ft.)</b>	<b>% of Landscape Area</b>
<b>Total</b>				<b>100%</b>

<b>Summary Hydrozone Table</b>		
<b>Hydrozone*</b>	<b>Area (Sq. Ft.)</b>	<b>% of Landscape Area</b>
High Water Use		
Moderate Water Use		
Low Water Use		
<b>Total =</b>		<b>100%</b>

**\*Hydrozone**  
 HW= High Water Use Plants  
 MW=Moderate Water Use Plants  
 LW=Low Water Use Plants

**\*\*Irrigation Method**  
 MS=Micro-spray  
 S=Spray  
 R=Rotor  
 B=Bubbler  
 D=Drip  
 O=Other