



CITY OF PETALUMA

POST OFFICE BOX 61
PETALUMA, CA 94953-0061

David Glass
Mayor

Chris Albertson
Teresa Barrett
Mike Healy
Gabe Kearney
Dave King
Kathy Miller
Councilmembers

May 1, 2018

Jerry Kler
Jerry Kler Architects
475 Gate 5 Road, Suite 222
Sausalito, CA 94965

**RE: Historic Resource Evaluation
109 Ellis
Petaluma, CA 94952**

Dear Mr. Kler,

Your preliminary application submitted to the City on March 15, 2018 requested assistance from qualified staff to understand the potential historic significance of the subject property located at 109 Ellis Street in order to inform project design moving forward. The subject property is 0.68 acres and features three buildings, all of which are residential and two structures: a garage and a former tank house.

The attached Historic Resource Evaluation (HRE) has been prepared for 109 Ellis Street to establish the background and determine the potential significance of the existing buildings and structures as needed to inform Demolition Review required per Resolution No. 2017-122 N.C.S. It also addresses the property's eligibility under CEQA to determine whether one or more of the buildings or structures on site meets the CEQA definition of a Historical Resource as defined in CEQA § 15064.5.

The evaluation includes a review of archival information for the subject property, results of a field survey performed on March 29, 2018 to evaluate the level of integrity that remains, and an assessment to determine eligibility of the property to meet California Register Criteria for listing and to inform demolition findings. The attached HRE outlines the findings of the evaluation and includes sources and documentation utilized in reaching conclusions.

The property in question has not been previously evaluated and is not listed on any National, State or Local Register of Historic Resources. The property has not been reviewed as part of a Historic Resource Inventory.

The findings of the evaluation indicate that none of the buildings or structures are significant historical resource(s) as they fail to meet one or more of the criterion for listing on the California Register of Historic Resources. Likewise, any future

**Community Development
Department**
11 English Street
Petaluma, CA 94952

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Building Division
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To Schedule Inspections
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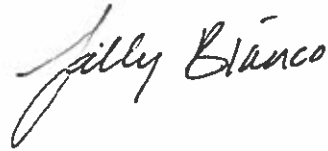
demolition of the subject buildings and structures would be consistent with the requisite Demolition findings in that, given that they are not eligible for listing as a significant national, state, or local, historic resource(s), nor do they represent important architectural, visual, or cultural features that are important in preserving the character of the neighborhood.

Please do not hesitate to contact Heather or myself with any questions or concerns related to the review.

Sincerely,



Heather Hines
Planning Director



Lilly Bianco, MHP
Associate Planner | Preservation Specialist

109 Ellis Street Historic Resource Evaluation

City of Petaluma, CA
May 1, 2018



Prepared by
City of Petaluma

1. PURPOSE

The applicant has submitted a preliminary application to determine feasibility of a future project that would redevelop the property at 109 Ellis Street with a new multi-family residential development. Recognizing the potential historical significance of the subject buildings and structures based on the construction dates of c.1935 and earlier, the Applicant requested assistance in determining the historic significance of the subject property in order to determine viable design schemes.

2. METHODOLOGY

Qualified Planning Staff used a systematic approach to perform the Historic Resource Evaluation. Our approach included review of archival information for the subject property and review of records available at the Sonoma County Assessor's Office, Sonoma County History Annex, Petaluma Library and the City of Petaluma Building Department. To aid in the evaluation staff referenced available historic contexts and literature related to the building and its setting. A field survey was undertaken by the City's Staff Preservation Specialist, Lilly Bianco, on March 29, 2018 to perform photographic documentation and evaluate the level of integrity.

The evaluation focuses on the identification of historic significance, essential character defining features important for conveying the properties significance, the role the property played in the larger historic context, and an assessment of the extent to which those essential features have or have not been retained.

3. SUMMARY OF FINDINGS

The following Evaluation performed for the subject property indicates that the property has three residential buildings and two structures (a garage and former tank house) and confirms that none of the extant buildings or structures are eligible for listing on the California Register of Historic Resources based on their failure to meet one or more of the four significance criterion. Further, per the required Demolition Resolution Findings enumerated in Resolution no. 2017-122, none of the subject buildings or structures are eligible for listing as historic resources at the local, state, or national level nor do they represent or convey any important architectural, visual, or cultural features that are important in preserving the character of an existing neighborhood. Accordingly, the subject property is not considered a historic resource for the purposes of CEQA or per the City's Demolition Resolution.

4. HISTORIC CONTEXT

The subject property, historically referred to as "a portion of Block 40 of HH Harmon's Map" is located at 109 Ellis (formerly Mary) Street in what is today, East Petaluma. Historically, the property fell partially within the City limits, but a portion of it remained directly outside the City limits and within what was known as the Vallejo Township— formerly part of Guadalupe's 1843 land grant which comprised approx. 44,000 acres. The Dec 29, 1883 edition of the Sonoma Democrat, describes the

Vallejo Township as being, "Noted for all kinds of agricultural and dairy products, fruits and vines, lies between Sonoma on the east, Petaluma and Anay on the west, and extends from Santa Rosa on the north to San Pablo Bay."

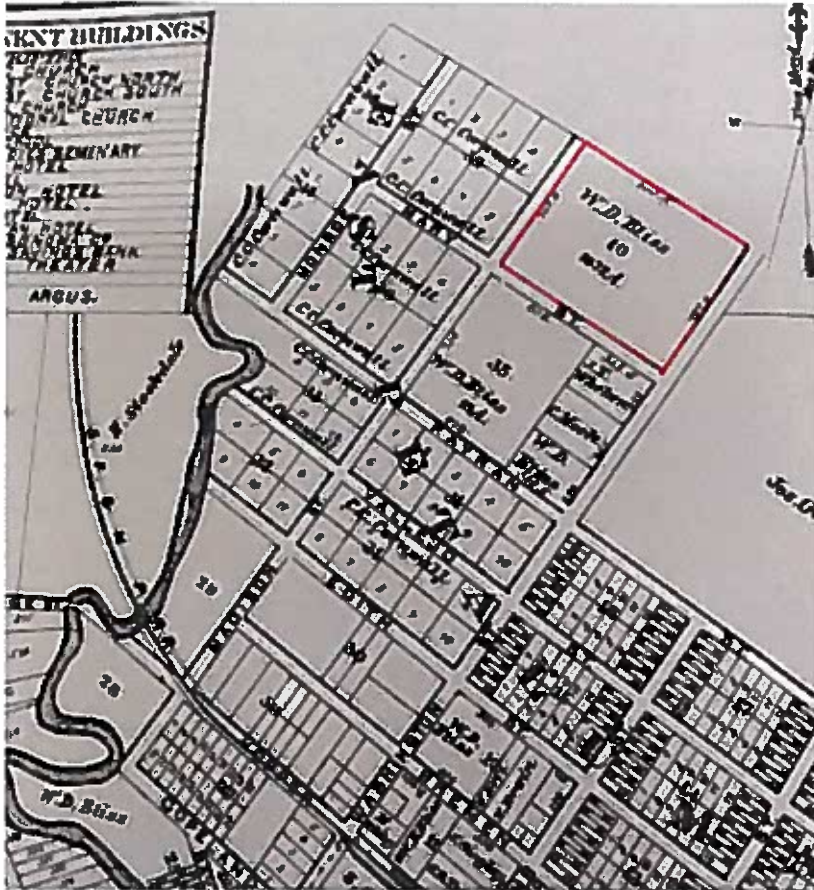


Figure 1 1877 Map of Petaluma City

In 1854 a former miner and land speculator, Thomas Hopper, acquired 270 acres of the original Vallejo land grant just east of the Petaluma Creek in the Vallejo Township. In 1857, with the hopes of developing East Petaluma, Hopper conveyed one quarter each of the 270 acre tract to W.D Bliss, John Kalkman, and Stephen C. Hayden, while retaining one quarter for himself. The Four men established a corporation, surveyed, and platted the land. In 1858 a majority of the lots were successfully annexed into the City limits at the same time the City of Petaluma incorporated.

The tract of land conveyed to W.D Bliss encompassed the subject property. When it was originally platted, a portion of the Block was

included in the City limits, with the remainder in the Vallejo Township; the boundary passed diagonally across the southeast portion of the lot, although not shown in Figure 1, it is depicted in the 1898 County Atlas, Map shown in Figure 2, below.

Prior to the mid-1850s, Petaluma and its surrounds remained sparsely populated—in historical accounts it was described as exhibiting a stark juxtaposition between the native wildlands and new settled "civilized" areas. However, in 1855, the County of Sonoma saw a big rise in immigration which added to the settlement of the area and fueled the burgeoning agricultural economy in East Petaluma.

According to available records, W.D Bliss, the owner of Block 40, was a prominent attorney and land holder; for example, he went on to acquire the Vallejo Adobe and 1600 acres of land associated with the original Vallejo land grant. In his 1886 obituary, Bliss is remembered as, "One of Petaluma's most cultured citizens and a lawyer of long practice...His mother, now deceased was the wife of George Bancroft, the American Historian." He is not widely referenced in historic biographical sketches; but based on newspaper archives, was actively involved in the legal goings-on of early Sonoma County.

In 1907 John D Ellis acquired the 18-acre block and hired pre-eminent Petaluma Architect, Brainerd Jones, to design a home for him, which is today known as the Ellis-Martin House, located at 1197 E. Washington Street, and listed on the National Register of Historic Places (NRHP). The planned estate was also to include a barn workshop and tank house, with the remainder of land being devoted to agriculture. The property operated as an in-town farm intended to serve as a semi-rural retirement property for John Ellis and also subsequent owners. At that time agricultural in East Petaluma was conducted on a relatively large scale and it wasn't unusual for a farmer to have 300 acres devoted to a given crop. So, this homestead and farm operated on a much smaller scale than many other agricultural operations in East Petaluma during that time.

John D. Ellis was born on August 16, 1855 in Nova Scotia, in 1885, at the age of 30, he moved to Australia and married Margaret S. Sterling and soon thereafter had a daughter. While relatively little information is available about the Ellis's, available archived newspaper records indicate that at one point Ellis was a Republican nominee for Supervisor in Sonoma County's First District. His wife, Margaret, was active in the Petaluma Women's Club.

In 1914 and 1915, John D. Ellis carved out two smaller parcels in the southwest corner of the 18-acre Block 40, one of which would become the subject property at 109 Ellis and the other, would later be developed with apartments. The larger, intact, portion of Block 40 (with the exception of the two smaller lots) would remain largely intact until the late 1950s when the owner's began subdividing and selling off portions of Block 40.



Figure 2. 1898 County Atlas Map, Reynolds and Proctor- Note location of 109 Ellis outlined in Red.

In 1915, the Ellis's deeded the subject property to a Lillian and Lester Cramer, about whom little is known. When Lillian Cramer died in 1926, Lillian Cramer's estate deeded her half of the property to her surviving husband upon her death by decree of distribution. Lillian's late husband, Lester, remarried following her death and in 1934 there is a Declaration of Homestead which refers to the property as having one dwelling thereon and with a cash value of approximately 5,000 dollars. The Declaration of Homestead also set forth a number of stipulations, one of which required the building of a single family home on the property, which is most likely the Spanish Eclectic home and garage located at property front.

In 1944 the property passed hands once again from Lester G Cramer and Lena E Cramer to A.J and V.R Mazzucchi. In 1951, the Mazzucchis sold the property to a Herbert and Marjorie Merner. At what point the property was sold by the Merners is unclear (based on tenant history, it may have been at some point in the 1960s), but it appears that the property was owned by B Sparstaco and Helen A Angemi Trust by 2000 with a George TR Lovato being added to the trust in 2017. Subsequently, in 2017, the Angemi Frank Trust deeded it to Don Joseph De Cristo, who is the current owner.

Available tenant information is detailed, below. Little information was found for those listed.

Tenant History

1961-62 (109 Ellis)

109: Angemi Sparstaco B

1956 (109 Ellis)

109: Merner Hebert K

109a: Hume Lois Mrs

109b: Denny Jimmy S.

109c: Ferguson O W

Today, what was historically Block 40 is largely developed, with single family homes north of the creek and the area south of the creek is developed with apartments, shopping center, single family homes, and the semi-rural property at 109 Ellis. The Ellis-Martin House at 1197 E. Washington and associated tank house remain and are situated on an approx. 4200 sq-ft parcel, much reduced from the original 18 acres. The subject property at 109 Ellis, retains remnant outbuildings, but the setting around it has changed rather significantly, from a sparsely populated, rural agricultural area, to what is today a populated suburban area.

5. PROPERTY/ARCHITECTURAL DESCRIPTION

The property is comprised of a 0.68 acre rectangular lot located in East Petaluma and exhibiting frontage on Ellis Street. The northern extents (rear) of the property abuts Washington creek. The property includes three residential buildings (denoted as Building A, B, and C) and two structures (denoted as Structure 1 and Structure 2) — **See Attachment C**. At present, the adjacent parcels to the south and west of the property are developed with multi-family housing and to the north, just beyond the creek is single family development.

BUILDINGS

Building A: This is a residence, constructed c.1935, and located at the front most portion of the lot. The building is a one-story, single-family residence constructed in the Spanish Eclectic style. It is a modified L-shape plan with muted Spanish Eclectic detailing. Set atop a slab foundation, the residence features white stucco walls and features an arched, arcuated portico defining the primary entry. The residence is punctuated with a large picture window at front L, and elsewhere, features single, paired, and ribbon one over one, double hung windows. In several of the windows, the upper sash features a

series of three vertical muntins form three equally sized lights. The residence is capped by a low-pitched cross gable roof with minimal eave overhang and featuring exposed rafters. The roof features regularly laid American Spanish tiles.

Building B. A vernacular massed plan, side-gabled, family residence. The residence features a full width, shed roof porch. Interestingly, the rearward expansion and broken roofline makes it look more reminiscent of the types predecessor, a hall and parlor type house. This building was substantially altered with additional wings added over the years.

Building C. Like Building B, the rearmost building on the lot has been substantially altered. What appears to be the original building was two stories and of a very simple vernacular construction with horizontal wood siding and simple double hung windows and capped with a gabled roof. Based on the original agricultural use of the property, it may have at some point, operated as a bunkhouse that served the property, but little information is available to confirm that. It is; however, likely that it served as some sort of accessory structure prior to its current residential use.

Accessory Structures

Structure 1. (Two-car garage). A Hollywood style driveway leads to a simple wood/stucco two-car garage with a gabled roof featuring asphalt shingles and wooden shed doors.

Structure 2. (Tank House). This structure is a former tank house – sided in horizontal redwood siding, the tank room features vertical sides with the supporting tower (the lower-half of the tank house) featuring slightly sloping sides. This type of tank house is vernacular and of the kind often seen in Northern California. Typical storage tanks held 5,000 gallons of water and rose about 20 feet above ground. The condition of the tank house is impaired; but it remains largely intact with the exception that it is missing its original windmill.

6. SIGNIFICANCE

Generally, a resource shall be considered to be "historically significant" for the purposes of CEQA if the resource meets the criteria for listing on the California Register of Historic Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The findings needed to approve a demolition generally reference the basic CRHR criteria in that they require consideration of a building's eligibility for listing as a significant local, state, or national level, and/or to what extent a building represents important architectural, visual, or cultural features important to preserving the character of a neighborhood.

Eligibility for listing on the California Register is determined based on how well a given property meets one or more of the following criteria. It is not required that all four criteria are met for a resource to be considered significant. The applicable criteria are listed below.

- | | |
|-------------|---|
| Criterion 1 | Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States |
|-------------|---|

- Criterion 2 Associated with the lives of persons important to local, California or national history
- Criterion 3 Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values
- Criterion 4 Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation

Evaluation of Significance

Criterion 1: Associated with Significant Events

The property at 109 Ellis Street, nor any of the buildings and structures thereon, appear eligible based on association with significant events related to local, California, or National History. The property does exhibit historic associations with agricultural activities in Petaluma during the late nineteenth century, and was originally associated with the Ellis-Martin property and home. However, records are not indicative of their being a particularly strong or notable association with the Ellis Martin property on E. Washington and given the subdivision of Block 40 and relatively early division of the subject property from the remaining lot, it doesn't appear that the subject property played a particularly important or pivotal role so as to be considered significant based on agricultural associations or the limited associations it has with the Ellis-Martin House and it's former owners. The property does not appear eligible under Criterion 1.

Criterion 2: Associated with Significant Persons

A property may be considered significant under Criterion 2 based on its association with a person whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to 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 subject property, nor any of the buildings or structures thereon, are associated with individuals that were demonstrably important from a historic context nor would the property be considered particularly illustrative of any important achievements they may have had. While several the vernacular buildings on the site and the former tank house likely date to the early twentieth century they don't exhibit any verifiable associations with the Ellis family or other prominent person(s) of the era. Accordingly, the subject property does not appear eligible under Criterion 2.

Criterion 3: Architectural or Artistic Value

Criterion 3 applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering etc. Most properties found eligible

under Criterion 3 are those that embody “distinctive characteristics of a type” which refers to all architectural styles and construction practices. To be eligible under this portion of the Criterion, a property must clearly illustrate the physical features or traits that commonly recur in individual types, periods, or methods of construction. Furthermore, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Building A (the Spanish Eclectic house), exhibits some restrained Spanish eclectic detailing; but is not a strong or particularly notable example of this type and therefore would not be considered historically significant purely based on architectural merit. The remaining buildings and structures are of simple vernacular construction and Buildings B and C exist as a haphazard construction of additions and have been substantially altered. Structure 2, the tank house is a utilitarian, vernacular structure likely dating to the property’s early operation as agricultural land. While the tank house is valuable to interpreting the former use of the property, it is not architecturally or artistically significant in its own right or when considered relative to other tank houses throughout Northern California.

Criterion 4: Potential to yield Information

None of the extant buildings or structures exhibit design or construction methods that would be particularly important to yielding information related to prehistory or history of California. Accordingly, the property does not appear eligible pursuant to Criterion 4.

7. INTEGRITY

Historic Resources deemed to be significant must also be able to convey their historic significance. The ability to do this is judged by how well the resource meets the seven aspects of integrity: Location, design, setting, materials, workmanship, feeling and association. However, the individual nature of the property and its particular significance may result in certain aspects holding more weight than others. It is not required that a property retains *all* of its historic physical features or characteristics, rather a property must retain at the very least, those essential features which allow it to convey its significance. The essential features are those that define (1) why a property is significant and (2) when it was significant.

1. Location: Refers to the building’s original geographical location.
2. Design: Design refers to the organization of space, proportion, scale, technology, ornamentation and materials used. Design is reflective of function, technology and aesthetic trends of a respective time period. In order for integrity of design to be retained the resource should retain the original structural systems, massing, spatial arrangement, texture and color of materials, detailing and arrangement and type of vegetation or, at the least, a majority of those elements.

3. **Setting:** Setting refers to the character of the place in which the property played its historical role. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve.
4. **Materials:** Materials are the physical elements that were combined in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. In order to retain integrity a property should retain the key exterior materials dating to the period of significance.
5. **Workmanship:** Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.
6. **Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. **Association:** Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

The subject property was determined not to be significant and as such, consideration of integrity — those components which work together to convey a properties significance—is not warranted.

9. CONCLUSION

The subject property and building's thereon are not considered eligible for listing on the California Register of Historic Resources at the local, state, or national level, nor do they represent important architectural, visual, or cultural features. Therefore, the subject property, nor any of the buildings and structures thereon, are considered significant historical resources and would neither qualify as historic resources for the purposes of the City of Petaluma Demolition Resolution. No further evaluation or documentation of the property is warranted.

REFERENCES

Published Works

An illustrated history of Sonoma County, California. Containing a history of the county of Sonoma from the earliest period of its occupancy to the present time. Chicago: The Lewis Publishing Company.1889.

California Office of Historic Preservation. *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources*. Sacramento: California Office of State Publishing, 4 September 2001.

Heig, Adair, *History of Petaluma, A California River Town*. Petaluma, CA: Scottwall Associates, 1982.

History of Sonoma County, including its Geology, Topography, Mountains, Valleys and Streams. San Francisco: Alley, Bowen & Co., 1880.

Illustrated Atlas Of Sonoma County California. Compiled and Published from Personal Examinations, Official Records and Actual Surveys. Published By Reynolds & Proctor, Santa Rosa, Cal. Entered ... 1897, by Reynolds & Proctor, Santa Rosa, Cal

McAlester, Virginia, and A. Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 2013.

National Register Nomination. Martin-Ellis House, Prepared by Diana J. Painter, Petaluma, CA, 2006.

Rinehart, Katherine, *Petaluma, A History in Architecture*. San Francisco: Arcadia Publishing, 2005

Thompson, Robert A., *Historical and Descriptive Sketch of Sonoma County California*. Philadelphia: L. H. Everts & Co., 1877.

Thompson, Thomas H., *New Historical Atlas of Sonoma County*. Oakland, CA: Thos. H. Thompson & Co., 1877 (reprinted by Sonoma County Historical Society, 2003).

United States. National Park Service. *How to Apply the National Register Criteria for Evaluation*. Washington DC: U.S. Department of the Interior, 1995 (1990).

Wilson, Simone, *Images of America, Petaluma, California*. San Francisco: Arcadia Publishing, 2001

Drawings and Maps:

"Bird's Eye View of the City of Petaluma, Sonoma County, California," 1871.

Public Records

City of Petaluma Planning Department

Files available at Petaluma Library and Museum

Files Available at Sonoma County Library History Annex

RL. Polk & CO. *Petaluma City Directories 1926, 1929-30, 1939, 1947, 1954, 1960, 1971, 1972, 1973*

QUALIFICATIONS

Lilly Bianco, preservation specialist performed the Historic Resource Evaluation. Ms. Bianco holds a Masters in Historic Preservation and is a qualified Architectural Historian pursuant to the Secretary of the Interior's Standards and as defined in the Code of Federal Regulations, 36 CFR Part 61. Ms. Bianco is listed as an Architectural Historian on the California Historic Resources Information Systems list of qualified consultants.

Planning Director, Heather Hines, oversaw the evaluation. Heather Hines is a qualified Architectural Historian pursuant to the Secretary of the Interior's Standards and as defined in the Code of Federal Regulations, 36 CFR Part 61. Ms. Hines holds a Masters in Urban Planning and Graduate Certificate in Historic Preservation. She has more than 15 years of experience in the fields of historic preservation and urban planning and is listed as an Architectural Historian on the California Historic Resources Information Systems list of qualified consultants.

ATTACHMENTS

- A. DPR 523 Primary Record
- B. Site Photos, March 29, 2018
- C. Aerial View with Building and Structures Defined

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 109 Ellis Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County SONOMA and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; _____ B.M.

c. Address 109 Ellis Street(Formerly Mary) City Petaluma Zip 94952

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN. 007-361-003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is comprised of a 0.68 acre rectangular lot located in East Petaluma and exhibiting frontage on Ellis Street. The northern extents (rear) of the property abuts Washington creek. The property includes three residential building, One Spanish Eclectic residence and two other vernacular residential buildings and two structures: a two-car garage and former tank house.

*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (view, date, accession #) northeast view March 29, 2018.



*P6. Date Constructed/Age and Source: Historic Prehistoric Both

Spanish eclectic house and garage C.1935

Vernacular homes, tank house, c. 1900

*P7. Owner and Address:

Don Joseph DeChristo Family Trust

7356 Country Club Drive, La Jolla, Ca 92037

*P8. Recorded by: (Name, affiliation, and address)

Lilly Bianco, M-Group

1303 Jefferson Street, Suite 100-B

Napa CA, 94558

*P9. Date Recorded: April 12, 2018

*P10. Survey Type: (Describe)

Intensive

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

Historic Resource Evaluation, 109 Ellis, City of Petaluma, CA prepared by M-Group, April 12, 2018.

*Attachments: NONE Location 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): _____

CONTINUATION SHEET

Property Name: __109 Ellis

Page __ of _7__

Building A: This is a residence, constructed c.1935, and located at the front most portion of the lot. The building is a one-story, single-family residence constructed in the Spanish Eclectic style. It is a modified L-shape plan with muted Spanish Eclectic detailing. Set atop a slab foundation, the residence features white stucco walls and features an arched, arcuated portico defining the primary entry. The residence is punctuated with a large picture window at front L, and elsewhere, features single, paired, and ribbon one over one, double hung windows. In several of the windows, the upper sash features a series of three vertical muntins form three equally sized lights. The residence is capped by a low-pitched cross gable roof with minimal eave overhang and featuring exposed rafters. The roof features regularly laid American Spanish tiles.

Building B. A vernacular massed plan, side-gabled, family residence. The residence features a full width, shed roof porch. Interestingly, the rearward expansion and broken roofline makes it look more reminiscent of the types predecessor, a hall and parlor type house. This building was substantially altered with additional wings added over the years.

Building C. Like Building B, the rearmost building on the lot has been substantially altered. What appears to be the original building was two stories and of a very simple vernacular construction with horizontal wood siding and simple double hung windows and capped with a gabled roof. Based on the original agricultural use of the property, it may have at some point, operated as a bunkhouse that served the property, but little information is available to confirm that. It is; however, likely that it served as some sort of accessory structure prior to its current residential use.

Accessory Structures

Structure 1. (Two-car garage). A Hollywood style driveway leads to a simple wood/stucco two-car garage with a gabled roof featuring asphalt shingles and wooden shed doors.

Structure 2. (Tank House). This structure is a former tank house - sided in horizontal redwood siding, the tank room features vertical sides with the supporting tower (the lower-half of the tank house) featuring slightly sloping sides. This type of tank house is vernacular and of the kind often seen in Northern California. Typical storage tanks held 5,000 gallons of water and rose about 20 feet above ground. The condition of the tank house is impaired; but it remains largely intact with the exception that it is missing its original windmill.

None of the building's exhibit significant historical associations or architectural significance.

CONTINUATION SHEET

Property Name: __109 Ellis__

Page __ of __7__



Figure 1 Building A - Looking North



Figure 2 Building A - Looking Northeast

CONTINUATION SHEET

Property Name: __109 Ellis

Page __ of _7__



Figure 3 Building B- Looking Northeast



Figure 4 Building C- Looking North

CONTINUATION SHEET

Property Name: __109 Ellis__

Page __ of __7__



Figure 5 Structure 1 (garage)- Looking North

CONTINUATION SHEET

Property Name: __109 Ellis

Page __ of _7__



Figure 6 Structure 2 (tank house)- Looking Northwest

CONTINUATION SHEET

Property Name: __109 Ellis__

Page __ of __7__



-  BUILDING A
-  BUILDING B
-  BUILDING C
-  STRUCTURE 1
-  STRUCTURE 2
-  PROJECT SITE

Attachment B. Photographs

Building A.



Figure 1 Building A - Looking North



Figure 2 Building A - Looking Northeast

Building B.



Figure 3 Building B- Looking Northeast

Building C.



Figure 4 Building C- Looking North

Structure 1.



Figure 5 Structure 1 (garage)- Looking North







Structure 2.



Figure 6 Structure 2 (tank house)- Looking Northwest



0 20 40 80 Feet
Data source: Sonoma County, City of Petaluma

- | | | | |
|---|------------|---|--------------|
|  | BUILDING A |  | STRUCTURE 1 |
|  | BUILDING B |  | STRUCTURE 2 |
|  | BUILDING C |  | PROJECT SITE |