

Historic Resource Evaluation
20540 Broadway, Sonoma, 95476
Sonoma County, California
(APN 128-321-007-000)



Prepared for:

Red Tail Multifamily Land Development
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March 2025

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Project Overview & Executive Summary

Red Tail Multifamily Land Development is assessing the historic character of the property at 20540 Broadway as part of its planning for a proposed housing development project. They hired me, an architectural historian and preservation planner with APD Preservation LLC, to establish the property's historical uses, associations with people and events and construction history. The ultimate purpose of this research is to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The property at 20540 Broadway is on the western edge of Out Lot 547 of the early Pueblo Map of Sonoma. Originally part of George F. Fischer's large estate south of Sonoma, it occupies a parcel that was agricultural through the late-twentieth century. In 1893, Fischer sold his 92-acre farm (including Out Lot 547) to the Fireman's Fund Insurance Company, who in 1909 sold the Out Lot to three real estate investors. These investors subdivided a group of four Out Lots into the "Wagner-Clements Tract;" the project area is Lot 6 of this tract. William Wallace Fairbanks, a photographer from Point Arena, purchased the project area in 1910 and immediately built the primary house on the site. The barn may have been constructed on the property as part of Fischer's farm. Fairbanks sold the property 18 months later to Wesley McAllister, who established a chicken farm on the property. After twenty-seven years, the McAllisters retired and sold the property to Pietro de Mare, who established a landscaping business on the property.

The Zepponis purchased the property in 1950 and raised chickens and rabbits. Prior to 1965, they planted a small vineyard for making "home wine." In 1961, they built an addition on the house and in 1970 Mary Zepponi built a separate catering kitchen building. Costantino Zepponi died in 1965, followed by Mary Zepponi in 1997. The property remains in the Zepponi extended family and is used as a multi-unit rental. It has no agricultural function today.

The property is outside of the city limits of the City of Sonoma and is not included in the National Register of Historic Places, the California Register of Historic Resources or Sonoma County's inventory of historic resources. It is, however, included in the Sonoma League for Historic Preservation's (the League's) "Historic Resources Survey" and is included in the California Office of Historic Preservation's (OHP's) "Built Environment Resource Directory (BERD)" as "La Casa Zepponi Vineyards" with a status code of "3S" (appears eligible for the NRHP through survey). In 1979, the League deemed the property significant for the "local stone craftsman details" of the house and for the property's overall rural setting. At that time, the property was in "good condition."

In 2012, the League hired Diana Painter to update the survey, including the project area. At that time, Painter determined that: "Buildings on the property have poor integrity and with the exception of the main house, appear to be in poor condition."

After conducting intensive research into the history of the property and its current condition, it is my professional opinion that none of the buildings, including the main house and barn, meet any of the criteria of eligibility for the National Register or the California Register, and, therefore, **do not qualify as historic resources under CEQA**. The property is not associated with any significant event or person; is not architecturally distinctive; and does not have potential to yield information.

Modifications made to the house—including replacing windows and modifying the porch columns—have significantly compromised the integrity of design and workmanship of the house. The "stone craftsman details" mentioned in the League's survey—specifically the porch columns—are inconsistent with the rest of the house (specifically the stone porch wall) and appear to be a later modification based on their workmanship and materials.

The buildings and the overall property (including vineyards) have deteriorated to the extent that the property lacks sufficient integrity of setting, materials, workmanship, association and feeling to convey its history.

Methodology

On 18 February 2025, I undertook a field survey of the property to conduct a visual review and assessment of the house. I conducted records searches at the following repositories, as well as a variety of online websites:

- Sonoma County Recorder's Office
- Sonoma League for Historic Preservation
- California Office of Historic Preservation (OHP) - BERD
- San Francisco Public Library (SFPL) online research databases

- Sonoma County Building and Planning departments
- California Digital Newspaper Collection
- Online Archive of California and a variety of online research websites

Evaluator qualifications

I personally conducted the research of the property at 20540 Broadway in Sonoma, California. I hold a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. I have been working in the field of Cultural Resources Management for 34 years, 29 of which have been in Northern California. For the past 14 years, I have focused my attention on projects in the North Bay Area. I exceed the standards for “Architectural Historian” as defined by the Code of Federal Regulations (36 CFR Part 61) and am listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History.

Site Location

The house at 20540 Broadway sits on the east side of Broadway, south of Napa Road, outside the limits of the City of Sonoma. The streetscape is rural residential, with houses dating from the early-twentieth century to the twenty-first century. This section of Broadway has two lanes of traffic (two-way) with no street parking (see Figures below).



Location of 20540 Broadway (Sonoma County parcel map 128-32)



Aerial view of project area (Google Maps 2025)

Description



Main House ("House 1") (1911)

This gable-roofed, one-and-one-half-story dwelling has a roughly rectangular footprint. A one-story shed roof wing extends the width of the rear (east) elevation, and another gabled and shed roof addition telescopes from this wing towards the east. The roof has modern composition shingles. The exterior is clad in a variety of materials. On the west and south elevations, and the full-width shed-roof wing on the east, there is a base of wood shingles to just above the window sill. A piece of trim separates the shingle base from the remainder of the walls that have been covered with modern asbestos shingles. The north elevation and the rear additions only have asbestos shingles (see Figures below and in Appendix A).

On the primary elevation (west), a porch is sheltered under the overhanging upper story and extends roughly two-thirds of the way across the elevation from the northwest corner. Three concrete steps lead to the wood floor of the porch. Half walls faced in a veneer of coursed polygonal and rubble masonry flank the stairs and have a square concrete cap. The interior of the wall is stuccoed (see Figures 6 and 7 in Appendix A). This stone veneer continues across the half wall of the porch and around the north corner. Rubble piers with thickly applied concrete mortar over small river rocks form the porch posts. The corner post flares out over the half wall in both directions. Given the crude workmanship of their stonework, these stone posts do not appear to be original to the house. A square pier on the north side of the porch does appear to be original, though it is currently faced with modern asbestos shingles (see Figures 3 and 4 in Appendix A).

The remainder of the lower level has a single, one-over-one, double-hung window with modern vinyl sash set in a wood frame with a decorative shed hood with exposed rafter ends and shingles. The gable peak extends over the plane of the wall and is supported on decorative trusses. Decorative rafter ends punctuate the corners of the gable. A vent with wood louvers is at the gable peak. Two one-over-one, double-hung windows with modern vinyl sash set in wood frames are placed symmetrically at the upper level (see photo to right and Figures 1 and 5 in Appendix A).



Inside the porch, a pair of one-over-one, double-hung windows with modern wood sash are framed as a single unit in a wood frame. Two separate doors access the lower level from the porch. One door faces north and one door faces west; both have a single pane of glass over two raised panels separated by a decorative sill with dentils. Another raised panel is over the glass of each door (see Figures 8-10 in Appendix A).

The south elevation has two pairs of windows, a pedestrian door and a concrete stoop. The symmetrically placed windows are one-over-one, double-hung units with modern wood sash and molded wood frames. The wood door is modern, as is the poured concrete stoop. Five steps with a minimal board balustrade lead up the east and west sides of the stoop to a small landing (see photo below and Figures 11-15 in Appendix A). This porch appears on the 1979 League survey form and may date to the 1961 remodel of the house.



A one-story addition telescopes off the rear of the house from roughly the center of the elevation. This wing appears on the 1942 aerial and may date to 1912-1939. It abuts a one-story shed addition that extends the full width of the house and appears to be part of the original 1911 design, with a single window obscured by a lemon tree. The center section is gabled and has a simple, shed-roof porch that extends the width of the gable. This porch has a corrugated metal roof, square posts, a minimal board balustrade and poured concrete stoop and floor. A half-glass door is shielded behind a screen door at the back entrance, and a one-over-one, double-hung window with modern sash and frame is north of the door. The side of the gabled section has another one-over-one, double-hung window with modern sash and frame (see photo below and Figures 21-23 in Appendix A).

A shed-roof section extends from the north slope of the roof of the gabled addition and dates to 1961. It has an attic vent on the east side and three windows on the north (see Figure 25 in Appendix A).

A running bond brick chimney extends through the eaves near the roof peak on the north slope. Two windows (one-over-one) are placed at irregular intervals on the upper level. An attic vent with wood louvers is in the gable peak (see Figure below).



The north elevation has the three previously mentioned windows on the rear addition (one of which has been infilled) and a pair of one-over-one, double-hung windows (modern sash) framed as a single unit (see Figures 25-29 in Appendix A).

The house is an example of a vernacular “Craftsman” bungalow that emerged at the beginning of the twentieth century in response to a return to simplified architectural forms. Pattern books and magazines popularized and spread the style across the country. The style was favored for vernacular houses because it incorporated commonly available decorative details onto traditional and economical house forms. Common features of this style that appear on the main house at 20540 Broadway include the front-facing gable, prominent porch, overhanging eaves with exposed rafter ends, decorative (false) beams at the gable peak and shingle siding.

Changes made to the main house include replacing windows (date unknown), adding a side entrance on the south elevation (likely 1961), building an addition on the rear (1912-1939), expanding the rear addition (1961), applying asbestos shingles (likely 1961) and replacing the front porch piers (probably 1961). The house is in poor condition, with the roof showing evidence of failure and the gutters hanging off the eaves in multiple locations.

The Sonoma County and newspaper blurbs include the following permit records for this property:

- 1961: addition to house
- 1970: kitchen
- 1978: reconstruct two non-conforming apartments destroyed by fire
- 1979: zoning change to allow catering business
- 1981: gas service
- 2002: electrical work
- 2012: home occupancy permit for accessory building on property
- 2024: well

House 2 (before 1952)

This auxiliary building is two adjacent structures that are in close proximity but do not abut (see Figure 31 in Appendix A). The front section appears to be newer than the rear section and is oriented east-west. It is very low and has a gabled roof with asbestos shingles and vertical T1-11 siding. The overhanging eaves are supported on plain brackets at the corners and gable peaks. A modern, six-paneled door with wood board trim is centered on the west gable. Both the north and south elevations have two modern sliding windows with aluminum sash (see photos below and Figures 35-36 in Appendix A).

The rear section of the building is one story and has a north-south oriented gable roof with overhanging eaves, a composition shingle roof and V-groove wood siding. The primary entrance is off-center on the south gable and has a modern door set in a wood board frame. Two modern sliding windows with wood board frames flank the door and a wood louvered vent is in the gable peak. Another entrance with a five-paneled wood door is on the east elevation, as

well as at least one double-hung window (one-over-one). This elevation is overgrown with vegetation and is inaccessible. The north elevation is similarly overgrown, though a shed-roof wing is visible at the northwest corner (see photos below and Figures 32-35 in Appendix A).



The building is unoccupied and both sections are in poor condition. The older section has been heavily modified by the replacement or addition of windows and a door on the south side.

House 3 (between 1952-1965)

This one-story, gabled-roof house has an open, shed-roof porch projecting from a slightly recessed gable roof. Except for the projecting gable that has vertical board siding, the house is clad in asbestos shingles. The roof is composition shingles.

The porch has a corrugated metal roof supported by square posts with simple brackets. A concrete stoop extends the width of the gable and accesses the front door that is centered on the gable and flanked by two twelve-pane, fixed sash

picture windows. The south elevation has three modern sliding windows with aluminum sash. The north elevation has three one-over-one windows with wood, double-hung sash.



A shed-roofed wing extends across the east gable (rear). It has a small, one-over-one window with double-hung sash and a half glass door. A shed-roof porch with corrugated metal roof, wood floor and square posts projects from the northeast corner (see photos above and below and Figures 37-43 in Appendix A).



The building is occupied and is in poor condition. Modifications include addition of the front porch and possibly the rear porch and window replacement on the south elevation.

Tank House (before 1942)

This utilitarian farm building has a shed roof, vertical wood siding and two shed-roof additions. The east, west and south elevations have no openings; the north elevation of the central block has a door opening and infilled window. The additions have a variety of windows and doors, some with sash and door units and some without (see photos below and Figures 44-49 in Appendix A).

The utilitarian building has been modified many times to suit the evolving uses and demands of the surrounding farm. It is in very poor condition.



Well House (before 1942)

This one-story, gable-roofed structure has a shed-roof addition off the east gable and a round, concrete pad abutting the west gable. It has horizontal V-groove siding. The east and west elevations have no openings. The south elevation has two windows, including one two-over-two window (with narrow mullions) that appears to have been recycled from another building (see Figure 53 in Appendix A). Similarly, the four-paneled door on the north elevation at the northeast corner also appears to have been recycled (see Figure 55 in Appendix A). The north side of the shed addition is open as a vehicle bay (see photos below and Figures 50-55 in Appendix A).





The building is in very poor condition and appears to be used for storage.

Catering Kitchen (“Walnut Shed”) (1970)

This modern, gable-roofed, one-story building is stuccoed and has a composition shingle roof. Each elevation has a single sliding window (aluminum sash) with interior security bars. A pedestrian door is under a shed roof porch on the south elevation, and another door is on the north elevation at the northeast corner. Metal trusses support the porch, that has a corrugated metal roof. A sign reading “Walnuts for Sale” is over the window on the north elevation (see photos below and Figures 56-60 in Appendix A). It was built as a catering kitchen in 1970.



Poultry Shed 1 (before 1942)

This one-story, gable-roofed structure is oriented north-south and has vertical wood board siding and a tar-paper roof over an older wood shake roof. The east and west elevations have a few openings (doors and windows), while the south gable has remnants of a vehicle bay. A pedestrian door with a concrete block stoop is on the north elevation (see photos below and Figures 61-70 in Appendix A).

The building is in very poor condition, with a significant portion of the structure collapsed.



Poultry Shed 2 (before 1942)

This second gable-roofed, one-story shed is oriented east-west and abuts the gambrel-roofed barn. Like the other poultry shed, it has a vehicle bay on the gable end and occasional openings on the north and south elevations. The tarpapered roof is near collapse in many sections, and the siding is a variety of vertical and wood boards as well as patches made of corrugated plastic and plywood (see photos below and Figures 71-76 in Appendix A).

The building is in very poor condition.



Barn (ca 1890)

This two-story structure has a gambrel roof with overhanging eaves and a combination of vertical and horizontal board siding. A shed-roof addition extends along the south elevation and appears to have been built in two phases. The older section, closer to the gambrel roof section, has horizontal board siding while the newer section has a combination of horizontal wood siding and T1-11. The roof of all sections is composition shingles.

A pair of doors at the upper level of the west elevation accesses a hay loft, while a pair of doors at the southwest corner accesses the shed addition. On the north elevation, a pair of sliding and hinged doors fills the northwest corner. Where the barn abuts “Poultry Shed 2,” on the east elevation, the siding has been patched with diagonal wood boards and tar paper (see photos below and Figures 77-84 in Appendix A).

The barn is in poor condition and has been modified by the enlargement of the shed addition.



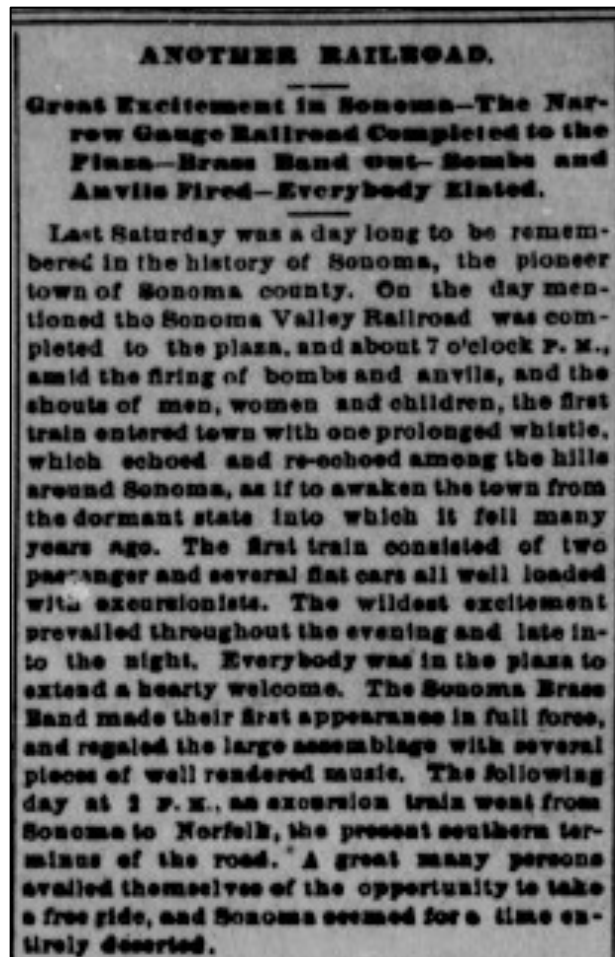
Historical Context of Sonoma

The house at 20540 Broadway sits on lands granted by the Mexican Government to the San Francisco Solano Mission in 1823. In 1835, General Mariano Guadalupe Vallejo set about transitioning the area from mission to pueblo, using the name “Sonoma” in his progress report to the governor. Later that year, on June 24, 1835, the governor signed an order officially establishing Sonoma as a “presidial” town—the headquarters for the military in the north. With the help of William A. Richardson from Yerba Buena (the precursor to the city of San Francisco), General Vallejo laid out the town of Sonoma around a traditional plaza and grid design. The 8-acre plaza was the largest plaza in California and remains so today. The orderly street grid was symmetrical around the 110’ wide Broadway, centered on the plaza.

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

The arrival of the railroad in 1875 ignited development of the area. The “Prismoidal Railroad” broke ground in March 1875 to connect Sonoma and Sears Point. In 1878, the Sonoma Valley Railroad Company purchased the “Prismoidal Railroad” and incorporated as a company with the intent of constructing a railroad between San Pablo Bay to the town of Sonoma. By January 1879, the railroad had reached “Schell’s Ranch” near the current town of Schellville.

On 22 November 1879, the first train rolled into the Plaza to great fanfare. Daily service between Sonoma and San Francisco opened the region to tourism and transportation of agricultural and quarried goods. A train depot was built on the plaza in 1880, and the train service extended north up Sonoma Valley to Glen Ellen by 1882. In 1883, the blossoming town of Sonoma was incorporated as a city. The arrival of the train facilitated a major expansion of the



building industry in Sonoma Valley as the trains brought significant quantities of prefabricated materials, as well as raw building materials and the large machinery necessary to create building materials.

Following lengthy legal battles about the legitimacy of the private use of public land for a depot, the depot was relocated to its current location at 270 First Street West around 1890. The Sonoma Valley Railroad merged with Northern Pacific Railroad and launched a major rail improvement campaign. For at least the next three decades, the expanded Northern Pacific Railroad competed intensely with the South Pacific railroad, which serviced Santa Rosa to the north. The growing town of Sonoma benefitted all the while: populations skyrocketed, industry thrived, and tourism became a major source of revenue for the valley.

The arrival of the automobile and bus in the twentieth century marked the end of the railroad, and the depot between First Street East and First Street West closed its doors in 1942. Freight trains, however, continued to frequent the valley through the 1960s.

From the 1880s until the early 1900s, residential development near the downtown area of Sonoma was primarily Queen Anne Victorian, which was characterized by decorative details, porches, wood clapboard siding, front-facing gabled roofs or pyramidal roofs and asymmetrical massing. Beginning in the 1910s, however, architectural styles changed with the popularization of the arts and crafts movement, which

29 November 1879, *Sonoma Democrat*



rebelled against industrialization and emphasized craftsmanship, creative expression and the use of natural materials found locally.

The 1910s, 1920s and 1930s also witnessed a great nostalgia for a previous era, resulting in a proliferation of revival styles of architecture. Sonoma has examples of Tudor Revival, Spanish Colonial Revival, Mission Revival and Colonial Revival. Most of its revival examples are focused on more regionally specific characteristics of the Spanish Colonial and Mission periods.

Adam Adler has started the erection of a planing mill, which will be the first in the Sonoma valley. It will be run by electricity.

31 December 1904, *Petaluma Daily Morning Courier*

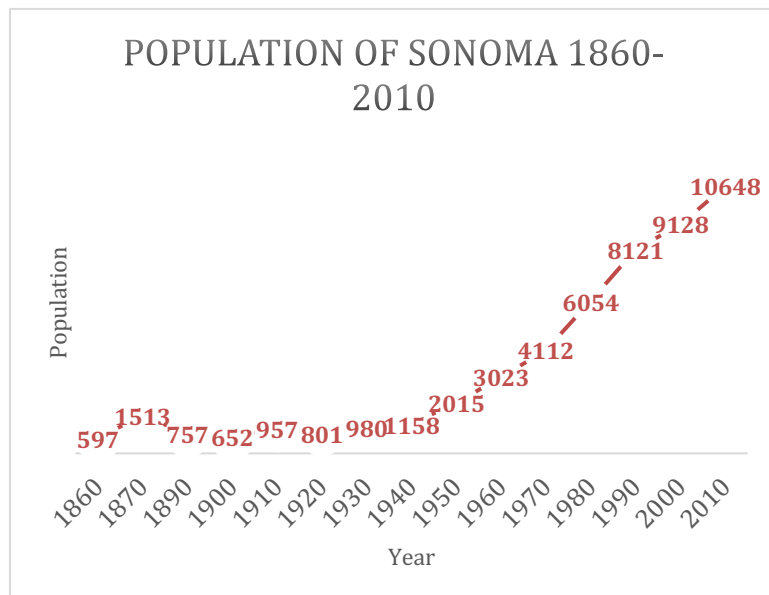
A series of infrastructure improvements facilitated a major building boom in Sonoma in the early years of the twentieth century. In 1905 Adam Adler constructed a lumber mill on East Spain Street, greatly improving access to building materials. In 1909, construction of the bridge over Nathanson Creek on Second Street East opened up Second Street East and southeastern Sonoma for residential development. In

1910, developers successfully lobbied the city of Sonoma to build out a public sewer system and in 1914 the city began development of a gas plant and started plumbing properties for natural gas. Local real estate developers and entrepreneurial contractors purchased larger lots, including agricultural pieces, and subdivided them into smaller parcels. Many of these lots were sold vacant, though some lots were developed with new homes built on speculation. Residential development grew at a brisk pace through the first quarter of the twentieth century, with a particular focus on the east side of Sonoma roughly between First Street East, Spain Street, Second Street East, and Patten Street.

Page 4 Sonoma Index-Tribune Fri., March 12, 1948

Sonoma Real Estate Keeps Booming--

Following World War II, Sonoma redirected its energy inward, growing in leaps and bounds in terms of land area, density and population. In 1900, Sonoma boasted a population of 652 residents; by 1940, this number had crept up to 1,158. By 1950, the population had doubled to 2,015, and by 1960 it increased another 50% to 3,023.



¹ <http://www.bayareacensus.ca.gov/cities/Sonoma50.htm#1940>

Like other communities both large and small across the nation during the 1940s and 1950s, Sonoma's developers and contractors used pattern books, magazines and federally issued design books to take the lead in meeting Sonoma's tremendous housing demand. Neighborhoods throughout the City of Sonoma and its surrounding area grew quickly, with local builders erecting a wide variety of small houses and prefabricated buildings. Sonoma saw the construction of hundreds of modest, compact houses from the 1930s through the 1960s. Most of these houses were built as infill within the city limits. Like other houses of this national trend, Sonoma's "American Small Houses" were basic variations of a one-story box, single family unit with or without meager applied details to suggest a particular "style."

With this boom of infill construction and the creation of new neighborhoods, the City of Sonoma and its surrounding area grew rapidly. In 1947, Sonoma's City Council unanimously adopted its first "General Plan," prepared by the planning firm Hahn and Campbell Associates out of Palo Alto. This document included both zoning designations and the recommendation to create a separate Planning Commission, all to manage the rapid growth and development of Sonoma.

As financial stressors lessened, the "American Small House" evolved into the "Minimal Traditional" style, which was characterized by diminutive and compact massing, single story, detached garages at the rear of property and generally an "updated cottage" feeling. Though these houses had slightly more ornamentation than their "American Small House" predecessors, their decoration remained subdued.² Early examples were built in areas where new sites for World War II production plants created an urgent local need for worker housing. After the war, developers populated the early planned subdivisions with these economical dwellings.³

The pace of modernization accelerated through the 1950s and Sonoma continued to make an intense effort to expand and modernize. As the population rose by 50% from 1950 to 1960, so, too, did its housing stock, which rose 46% with the addition of 356 new dwellings. Many commercial buildings were also added to the building stock, while older buildings like the Union Hotel were razed to make way for modern construction.

²Jeffery Howe, *The Houses We Live In* (San Diego, CA: Thunder Bay Press, 2002), p. 372.

³ Virginia McAlester, *A Field Guide to American Houses* (New York, NY: Knopf, 2015), p. 588.



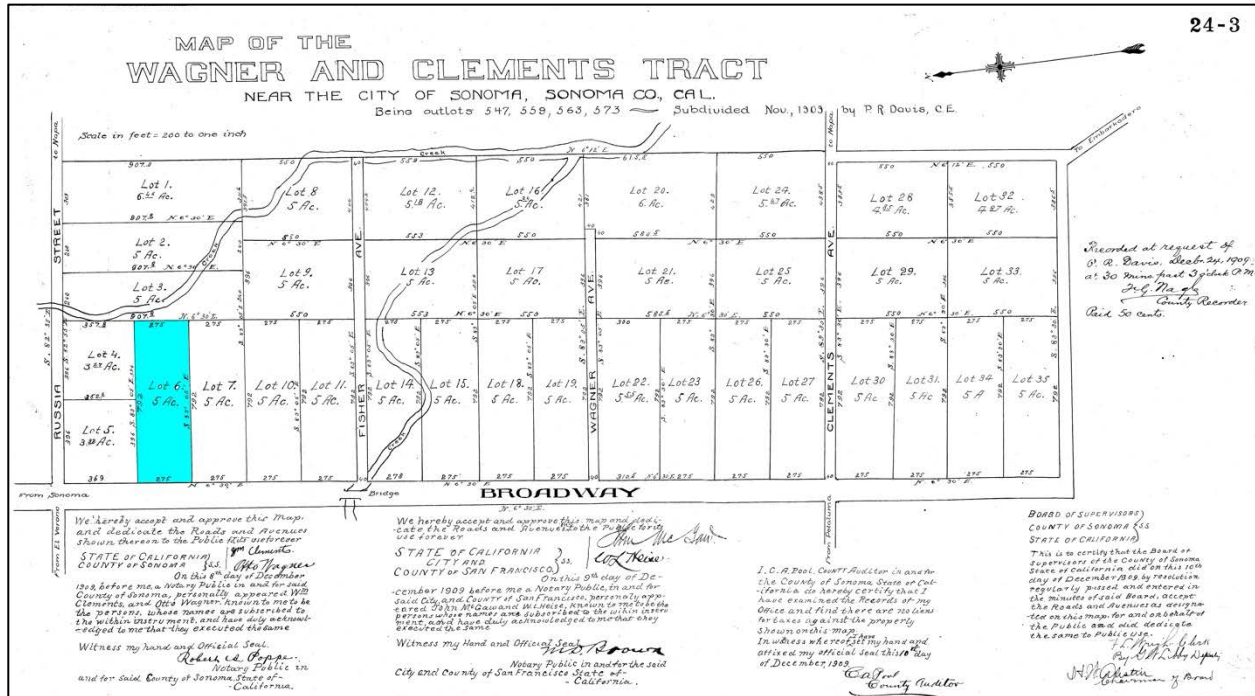
The project area is on the western edge of Out Lot 547 on the early Pueblo Map of Sonoma (see Figure above). David Calloway purchased the undeveloped Out Lot from the newly formed City of Sonoma in August 1863.⁴ He sold the lot, with the adjacent Out Lot 559, to George Friedrich Fischer in 1876.⁵

G. F. Fischer has sold his farm, comprising 92 acres, situated one mile south of town, to the Fireman's Fund Insurance Company of San Francisco. For the present Mr. Fischer will manage the farm for the new owners.

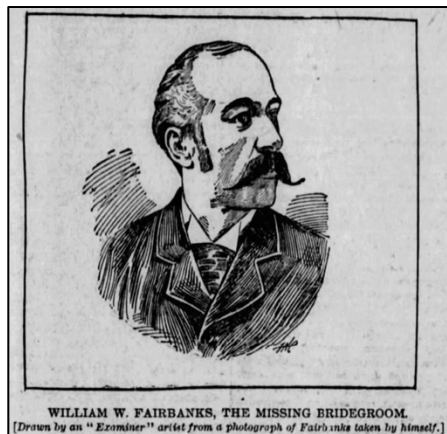
2 September 1893, Sonoma Index-Tribune

⁸ Press Democrat, 14 May 1940.

In December 1909, Otto Wagner and two business partners purchased Out Lot 547 from Fireman's Fund.⁹ They had already purchased the three Out Lots to the south (559, 563 and 573) and surveyed the land as the "Wagner-Clements Tract" (see below). The subdivision consisted of 35 lots ranging in size from about three acres to six acres. The sixteen lots fronting Broadway were five acres each; the project area is Lot 6, the northernmost of these Broadway lots (see Figure below).



"Map of the Wagner and Clements Tract," 24 December 1909 (project area indicated)¹⁰



20 October 1893, *San Francisco Examiner*

Otto Wagner was a "real estate man" and "viticulturalist." He was born in Germany in 1861, immigrated to the United States in 1883, and settled in Sonoma, where he and his wife built a house on upper Broadway.¹¹ William Clements was born in Canada in 1885, was naturalized in Sonoma in 1907, and lived on lower Broadway, where he had a fruit farm.

The large tracts were methodically sold off, with William Wallace Fairbanks purchasing lot 6 (the project area) in December 1910.¹² Fairbanks was born in Manchester, Mendocino County (near Point Arena) in 1858, one of the "three first white children born on the south Mendocino Coast."¹³ He was considered quite eccentric and travelled extensively. When in California, he had a photography gallery which he operated out of Cloverdale, then Ukiah, and then San Francisco. By the time he moved to Sonoma, he was married to his fourth wife (Willietta Long) whom he had wed in 1907.

In early 1911, he built the current bungalow (main house) on the property. At this time the couple was also developing property on 45th Avenue in San Francisco. The couple sold the Sonoma property in September 1912, eighteen months after construction completed, and lived in separate houses in San Francisco. The couple separated by 1912 but never divorced.¹⁴

⁹ Sonoma County Records, Deed Book 261, p. 3.

¹⁰ Ibid., Map Book 24, p. 3.

¹¹ www.ancestry.com.

¹² Sonoma County Records, Deed Book 272, p. 12.

¹³ Obituary, *Fort Bragg Advocate and News*, 18 January 1928.

¹⁴ www.ancestry.com.

W. W. Fairbanks of lower Broadway, has about completed a neat bungalow on his property. Mr. Fairbanks and family have been here about one year.

It appears that the house on Broadway was built on speculation, and Fairbanks would go on to build other Craftsman bungalows in Mendocino in 1915 – 1920.¹⁵

2 January 1911, *Santa Rosa Republican*

Wesley Lorange (“Rans”) McAllister purchased the 5-acre lot from Fairbankses in September 1912.¹⁶ McAllister was born in Missouri in 1878 and moved to Oakland in 1903 after serving in the Spanish-American War. In 1910, he married Edith Ann Whitehead (1871–1941), who was a nurse working in Oakland. The newlyweds relocated to Sonoma in 1912 after purchasing the project area.¹⁷

McAllister, who had worked odd jobs prior to moving to Sonoma, immediately set about establishing a working farm on his property. He started with chickens, then added pigs and cash crops (see below). The McAllisters likely built the farm related outbuildings—including the two poultry sheds, tank house and well house—between 1912–1932.

Pullets Wanted—Address W. L. McAllister, R. F. D. No. 1, Box 23a, Sonoma, Cal.

26 October 1912, *Sonoma Index-Tribune*

FOR SALE—Weanling pigs Apply to W. L. McAllister, Lower Broadway. 3-6p.

24 September 1921, *Sonoma Index-Tribune*

FOR SALE—Tomatoes for canning, in lots to suit, 1 cent per lb.. Apply to W. L. McAllister, lower Broadway. 6 2tp

28 September 1928, *Sonoma Index-Tribune*

The McAllisters were active in the community and had no children. Rans retired by 1932, the couple sold the property in 1939, and they moved back to Oakland.¹⁸ Pietro and Matilda de Mare purchased the property from the McAllisters.¹⁹

Pietro de Mare was born in Italy in 1886 and was naturalized in Nebraska in 1922. He lived and worked as a gardener in Nebraska with his first wife and three daughters until his first wife died in 1935. In 1938, he married Matilda Lombardi Calanchi, who was divorced and living in San Francisco with her four children and her brother. Within a year, the newlyweds moved to Sonoma.²⁰

WANTED—22 years as an experienced gardener, wishes work. Can do all kinds of gardening. Pete Demare, near the Four Corners Service Station, Box 216, RFD. 1tp

15 September 1939, *Sonoma Index-Tribune*

FOR RENT—Near Four Corners, furnished room and kitchen with separate entrance, or room with board. Mrs. DeMare, R. F. D. Box 216, Sonoma. 22 1tp

29 December 1939, *Sonoma Index-Tribune*

¹⁵ *Mendocino Coast Beacon*, various.

¹⁶ Sonoma County Records, Deed Book 306, p. 53.

¹⁷ www.ancestry.com.

¹⁸ *Ibid.*

¹⁹ Sonoma County Records, Deed Book 475, p. 164.

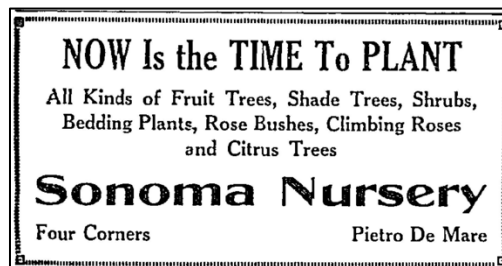
²⁰ www.ancestry.com.



1942 aerial, project area indicated

A 1942 aerial photograph of the property shows the main house at the northwest corner, the barn and poultry shed along the north property line, the well house off the southeast corner of the house, the tank house south of the well house and the north-south poultry shed. Several other auxiliary buildings are apparent but difficult to discern (see Figure above).

Pietro had worked as a gardener and published an ad looking for a job. Matilda put an ad for a boarder (see above). Pietro started growing and sell cash crops and eventually established the “Sonoma Nursery.”²¹



4 March 1949, Sonoma Index-Tribune

The de Mares divorced in 1948 and Matilda moved back to San Francisco. Lucille Cavallo appears to have been the boarder on the property from at least 1942²² and may have purchased the property from the de Mares, though I could not find a record of this transaction.

On 23 May 1950, Lucille Cavallo sold the property to Mary and Costantino Zepponi.²³ Costantino Zepponi was born in Italy in 1893 and immigrated to the United States in 1909. He married Mary Parmegiani in 1924, and the couple had two children. In San Francisco, Costantino worked as a carpenter’s assistant and a gardener; Mary worked as a labeler in a cigar factory. In the 1950 U.S. Census Costantino was listed as a “street sweeper” in San Francisco.²⁴

²¹ Sonoma Index-Tribune, 14 August 1942.

²² www.ancestry.com.

²³ Sonoma County Records, Official Records Book 5, p. 145.

²⁴ www.ancestry.com.

The Zepponis purchased the house in 1950, but did not move to Sonoma until 1952. Their two adult children moved with them to Sonoma. A 1952 aerial of the property shows the main house at the northwest corner, the barn and poultry shed along the north property line, another building between the house and barn (possible a garage, since demolished), the well house off the southeast corner of the house, the tank house south of the well house and the north-south poultry shed. Several other auxiliary buildings are apparent but difficult to discern (see photo below).

Costantino worked at the Sonoma Plywood Company;²⁵ Mary raised chickens and rabbits in her early years on the property. Mary was also “known for her excellent cooking” and in 1971 opened a catering business (“Il Desinare”).²⁶ In 1970, she built the kitchen building for this business.



“Kitchen Staff of Il Desinare,” Phyllis Serafini (Mary’s daughter), Jane Blasi (Mary’s sister), Mary Zepponi, and Ellen Serafini (Mary’s granddaughter) (courtesy of Sonoma County Library Digital Collection)²⁷

A 1965 aerial of the property shows the property in roughly its current configuration. The main house is at the northwest corner, the barn and poultry shed are along the north property line, another building between the house and barn (possibly a garage, since demolished), the well house is off the southeast corner of the house, the tank house is south of the well house and there is the north-south poultry shed. The kitchen is not yet present. The two houses east of the main house are visible in their current configuration, and there is a small outbuilding south of the barn that has since been demolished. The vineyard behind the north-south poultry shed is apparent, but the southwest quadrant of the property is still open (see photo below).

Before 1965 (according to the aerial map), Mary and Costantino Zepponi began growing grapes on the property to make their own “home wine.” The hobby rubbed off on their son, Gino, who in 1969 founded “ZD Wines” with his engineering co-worker, Norm de Leuze. Gino and Norm rented buildings on Burnside Road (not in the project area) for the first ten years of this winemaking endeavor, and sourced grapes from other vineyards around Sonoma Valley, rather than the Zepponis’ vineyard on Broadway. Sometime between 1979/1980, Gino and Norm relocated “ZD Wines” to Rutherford in Napa Valley to a new facility designed by David Bell.²⁸

The 1979 League survey form (see Appendix B) and a 1982 article in the Sonoma Index-Tribune call the property the “La Casa Zepponi Vineyards.”²⁹ The survey is based on an interview with Mary Zepponi and the article mentions Gino Zepponi “speaking for La Casa Zepponi Vineyards” against the rezoning.

Mary Zepponi died on 27 May 1997, at which time the property transferred to her daughter, Phyllis Serafini (her son had died in 1985); Phyllis died in 2018. The property remains in the extended Zepponi family and is used as a rental property with multiple units. It currently has no agricultural function.

²⁵ Obituary for Constantino [sic] Zepponi, Press Democrat, 8 June 1965.

²⁶ Obituary for Mary Zepponi, Sonoma Index-Tribune, 30 May 1997.

²⁷ <https://digital.sonomalibrary.org/documents/detail/81460>

²⁸ <https://www.napawineproject.com/zd-wines/>

²⁹ “Rezoning Bid for Property South of Napa Road is Denied,” Sonoma Index-Tribune, 22 December 1982.



1952 aerial, project area indicated³⁰



1965 aerial, project area indicated³¹

³⁰ Pacific Air Industries, Flight CSH-1953, Frame 7k-91. Collection of UC Santa Barbara Library.

³¹ Cartwright Aerial Surveys, Flight CAS-65-130, Frame 64-36. Collection of UC Santa Barbara Library.

Acquisition Date	Owner	Reference
12/13/2017	Zeponi-Hervey LLC	2017096060
2/13/2015	Serafini Family Living Trust	2015011511
12/29/2008	Linda Cherie Hervey, Liann Elizabeth Maloney, Michael Paul Zeponi, Daniel Eric Zeponi, Peter Anthony Zeponi, David Zeponi and Phyllis Julia Serafini (inherit)	2008113537
1/16/1990	Mary Zeponi Family Trust	1990004462
10/4/1965	Mary Zeponi (inherits)	OR 2160-59
5/23/1950	Costantino/Mary Zeponi	5-145
	Lucille Cavallo	
5/4/1939	Pietro/Matilda de Mare	DB 475-164
9/6/1912	W. L. McAllister	DB 306-53
12/22/1910	William Wallace Fairbanks	DB 272-12
12/21/1909	John McGaw, W. L. Heise, Otto Wagner	DB 261-3
8/12/1893	Fireman's Fund Insurance Co.	DB 148-589
12/7/1876	George F. Fischer	DB 58-25
8/8/1863	David Calloway	DB 14-575

Regulatory Environment

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) provide direction and guidance for evaluating properties, and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Pursuant to California State law, the City of Sonoma is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR § 15064.5 and PRC § 21084.1).

The California Office of Historic Preservation (OHP) defines five classes of cultural resources:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction is primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location possesses historical, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be

marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.

- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to CEQA § 15064.5, a cultural resource is “significant” if it meets at least one of the following four criteria:³²

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et seq);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g);
OR
4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

LOCAL REGULATIONS: Sonoma County

Sonoma County conducted its first survey of historic resources in 1972, when the county Planning Department worked with students and faculty from Sonoma State University’s Geography department to survey approximately 500 properties across the county. In 1975, Sonoma County established the “Historic Preservation Technical Advisory Committee” to review and elaborate on the initial survey data of 1972–1975. Additional areas of the county were surveyed, and the inventory was dramatically expanded over the following decades.

Sonoma County created an official historic preservation program that included administrative procedures for designating landmarks and districts on 23 April 1974 with the adoption of the “Historic Zoning Ordinance - Ordinance No. 1768.” Besides establishing criteria of eligibility for resources, this ordinance established the Landmarks Commission, which is responsible for making recommendations on historic designation to the Planning Commission. The ordinance also adopts professional qualifications standards for the preparation of surveys and evaluations. These standards are adopted from the Secretary of the Interior’s standards.

In Sonoma County, the criteria for being determined historic are based on the criteria used for the California Register and the National Register:³³

1. that are associated with events that have made a significant contribution to the broad patterns of our history; or
2. that are associated with the lives of persons significant in our past; or
3. 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 and distinguishable entity whose components may lack individual distinction;
or
4. that have yielded, or may be likely to yield, information important in prehistory or history.

Today, Sonoma County’s inventory data has been incorporated into the California Office of Historic Preservation’s (OHP’s) “Built Environment Resource Directory (BERD).” As of September 2023, Sonoma County (including the

³² [https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextID=ata=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextID=ata=(sc.Default))

³³ <https://permitsonoma.org/divisions/planning/historicresources/criteriafordesignationofhistoriclandmarks>



City of Sonoma) had 4,300 resources included in the BERD, of which 2,005 were determined historic at the national, state or local level.

LOCAL REGULATIONS: City of Sonoma

Because the project proposes that the City of Sonoma annex the project area, I will include the city's regulations in this discussion.

The City of Sonoma has relied heavily on the Sonoma League for Historic Preservation's 1978 "Historic Resources Inventory" to identify historic properties and historic districts (Depot District, Fourth Street East, Broadway, Plaza NHL and Plaza NRHP). While many of the properties have been assigned a California Historical Resources Status Code in the "Built Environment Resources Directory (BERD)," OHP has determined that most of the remaining properties need to be re-evaluated before a status code can be assigned.

In 2006, the City Council adopted resolution 18-2006 to establish an inventory of historic resources that included 94 resources. Eight more resources were later added through designation by the OHP. In 2023, the Design Review and Historic Preservation Commission (DRHPC) undertook a project to add thirteen more properties to the list, though some of these properties were removed from consideration at the request of the owners.

Chapter 19.42 of Sonoma's Municipal Code provides guidance and provisions for historic preservation in the City of Sonoma. The City of Sonoma has adopted the following historic preservation principles for historic resources:

- a. Historic structures should be recognized for their own time and style. Rehabilitation should not try to create a preconceived concept of history but should reuse existing or appropriate features.
- b. Rehabilitation of historic structures should try to retain and restore original elements first. If damage or deterioration is too severe, the element should be recreated using original materials to match the color, design, texture, and any other important design features.
- c. When replacement is necessary and original material cannot be obtained, substitution material should incorporate the color, design, and texture that conveys the visual appearance of the original material.

These policies directly support the City of Sonoma's General plan:³⁴

Goal CD-5: Reinforce the historic, small-town characteristics that give Sonoma its unique sense of place.

Goal CD-6: Establish Sonoma as a cultural center.

In general, Sonoma's DRHPC is responsible for executing these goals and has the stated mission of: "protect[ing] the architectural heritage of Sonoma, identify[ing] and preserv[ing] significant historic resources, enhance[ing] the visual character of the built environment, and promot[ing] excellence in town design and architecture through its review of projects." DRHPC also performs the duties pursuant to the "Certified Local Government (CLG)" provisions of the National Historic Preservation Act of 1966, including reviewing and commenting on projects and determining which resources qualify as historic resources.³⁵

Section 19.42.04 of Sonoma's Municipal Code gives specific guidance regarding specific design elements, including doors, exterior materials, ornamentation and trim, porches, stairs, windows, roofs and additions.

Chapter 19.54 of Sonoma's Municipal Code outlines the "Planning Permit Approval of Disapproval" process. Building permit applications that involve enlarging, altering or relocating buildings over 45 years old within the historic overlay district require "review and approval by the city planner, design review and historic preservation commission (DRHPC) or the planning commission, as applicable."³⁶

³⁴ City of Sonoma, City of Sonoma General Plan 2020, p. 22

³⁵ SMC, "Design Review and Historic Preservation Commission" (§ 2.60.010).

³⁶ SMC 19.54.080 "Design review" (B). Unless the alterations are at the rear of the building (not visible from the public right of way) and do not add more than 10% or 200 square feet (whichever is less). (B)(1) Table 5-2.

Applications must include an “Historic Resource Evaluation (HRE),” prepared by a qualified architectural historian, to determine if the property qualifies for listing in the California Register; if so, the architectural historian must assess if the proposed project is sensitive to the historic character of the building.³⁷ For this assessment of effect, both DRHPC and Planning Commission adhere to the “Secretary of the Interior’s Standards for Rehabilitation.”

Recommendation for Determination of Eligibility for 20540 Broadway

The house at 20540 Broadway is 114 years old and is outside of the city limits of the City of Sonoma. It is not included in the National Register of Historic Places or the California Register of Historic Resources. It is, however, included in the Sonoma League for Historic Preservation’s (League’s) “Historic Resources Survey” (see survey form in Appendix B).

Because of this League survey, the property is included in the OHP’s “Built Environment Resource Directory (BERD)” as “La Casa Zepponi Vineyards” with a status code of “3S” (appears eligible for the NRHP through survey). It was surveyed by the League in 1979, 1998 and 2012. In 1979, the property was deemed significant for its “local stone craftsman details” and its rural setting. The 1979 survey forms indicate that the property was in “good condition” at that time (see survey forms in Appendix B).

The 2012 review by Diana Painter states that: “Buildings on the property have poor integrity and with the exception of the main house, appear to be in poor condition.” Since the 2012 survey, the main house has deteriorated to the point that it, too, is in poor condition. Both poultry sheds are partially collapsed. The barn is in poor condition, with numerous failing patches. The vineyards are abandoned, overgrown and dead; the landscaping is overgrown. The tank house is in very poor condition and structurally questionable. The well house is in poor condition, with a partially collapsed shed. One of the auxiliary houses is mostly overgrown with vegetation (see photos in Appendix C). The modern kitchen is in fair condition as is the southern auxiliary house.

After conducting intensive research into the history of the property, it is my professional opinion that none of the buildings, including the main house, meet any of the criteria of eligibility for the National Register or the California Register. The League’s initial analysis 47 years ago was based on a windshield survey conducted by well-intentioned volunteers. A deeper investigation into the history of the property reveals that the house was built by a photographer from Point Arena who briefly lived on the property before developing other properties in San Francisco and Mendocino County; the barn’s construction date is still speculative.

It is also my professional opinion that modifications made to the house—including replacing windows and modifying the porch columns—have significantly compromised the design and workmanship of the house. The “stone craftsman details” mentioned in the League survey—specifically the porch columns—are inconsistent with the rest of the house (specifically the stone porch wall) and appear to be a later modification based on their workmanship and materials (see photo to right).

Today, the buildings and the overall property (including vineyards) have deteriorated to the extent that the property lacks sufficient integrity of setting, materials, workmanship, association and feeling to convey its history.

Specific criteria are addressed in the analysis below.



³⁷ SMC 19.54.080 “Application Requirements” (D)(2).

According to OHP, a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:³⁸

Criteria	20540 Broadway
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.	The property evolved as a working farm from 1912 through the 1960s, with utilitarian buildings being erected and demolished as needed for specific functions. While agricultural development and uses are a significant theme in Sonoma Valley, this property is no longer agricultural, has fallen into a state of disrepair and is no longer a representative example of Sonoma Valley's agricultural history.
2. Associated with the lives of persons important to local, California or national history.	The property is not associated with any historically significant people. The builder of the house—William Wallace Fairbanks—was an eccentric photographer from Point Arena who dabbled in house building from 1910–1920. While Fairbanks has an intriguing and dramatic history, he was only in Sonoma for three years and does not rise to the level of historically significant at the national, state or local level. The owners of the property—the McAllisters, de Mares and Zepponis—were ordinary people whose contributions, though not inconsequential, do not rise to the level of historically significant.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.	The 1911 house is a vernacular “Craftsman” bungalow. Originally, it had a few craftsman details applied to a vernacular gabled form. While some of the craft details remain—including the shingled base, hooded front window, and broad front porch—other character defining details have been modified to the extent that they no longer represent the “Craftsman” style. Specifically, the rubble stone porch posts appear to be a later modification to the porch based on their crude workmanship and their use of river stone instead of the coursed, polygonal stones applied in a veneer over a wood frame used for the porch wall. Other modifications to the house include the replacement of the windows, the application of asbestos shingles and the addition of a wing on the rear (east) elevation. The house is not architecturally distinctive nor the work of a master builder or architect.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation	The property does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. My evaluation of this property was limited to resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

³⁸ Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.

Conclusion

The property at 20540 Broadway is on the western edge of Out Lot 547 of the early Pueblo Map of Sonoma. It was originally part of George F. Fischer's large estate south of Sonoma, and occupies a parcel that was agricultural through the late-twentieth century. In 1893, Fischer sold his 92-acre farm (including Out Lot 547) to the Fireman's Fund Insurance Company, who in 1909 sold the Out Lot to three real estate investors. These investors subdivided a group of four Out Lots into the "Wagner-Clements Tract;" the project area is Lot 6 of this tract. William Wallace Fairbanks, a photographer from Point Arena, purchased the project area in 1910 and immediately built the main house on the property. The barn may have been constructed on the property as part of Fischer's farm. Fairbanks sold the property 18 months later to Wesley McAllister, who established a chicken farm on the property. After twenty-seven years, the McAllisters retired and sold the property to Pietro de Mare who established a landscaping business on the property.

The Zepponis purchased the property in 1950 and raised chickens and rabbits. By 1965, they had planted a small vineyard for making "home wine". In 1961, they built an addition on the house, and in 1970 Mary Zepponi built a separate catering kitchen building. Costantino Zepponi died in 1965, followed by Mary Zepponi in 1997. The property remains in the Zepponi extended family and is used as a multi-unit rental. It has no agricultural function today.

The property is outside of the city limits of the City of Sonoma and is not included in the National Register of Historic Places, the California Register of Historic Resources or Sonoma County's inventory of historic resources. It is, however, included in the Sonoma League for Historic Preservation's (League's) "Historic Resources Survey" and is included in the California Office of Historic Preservation's (OHP's) "Built Environment Resource Directory (BERD)" as "La Casa Zepponi Vineyards" with a status code of "3S" (appears eligible for the NRHP through survey). In 1979, the League deemed the property significant for the "local stone craftsman details" of the house and for the property's overall rural setting. At that time the property was in "good condition."

In 2012, the League hired Diana Painter to update part of the survey, including the project area. At that time, Painter determined that: "Buildings on the property have poor integrity and with the exception of the main house, appear to be in poor condition."

After conducting intensive research into the history of the property and its current condition, it is my professional opinion that none of the buildings, including the main house and barn, meet any of the criteria of eligibility for the National Register or the California Register, and, therefore, **do not qualify as historic resources under CEQA**. The property is not associated with any significant event or person; is not architecturally distinctive; and does not have potential to yield information.

Modifications made to the house—including replacing windows and modifying the porch columns—have significantly compromised the integrity of design and workmanship of the house. The "stone craftsman details" mentioned in the League's survey—specifically the porch columns—are inconsistent with the rest of the house (specifically the stone porch wall) and appear to be a later modification based on their workmanship and materials.

The buildings and the overall property (including vineyards) have deteriorated to the extent that the property lacks sufficient integrity of setting, materials, workmanship, association and feeling to convey its history.

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³⁹ Note that this survey predates the National Register and the National Historic Preservation Act of 1966.

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Main House ("House 1")



Figure 1: West elevation (front)



Figure 2: West elevation, porch



Figure 3: West elevation, northwest corner, stonework detail



Figure 4: West elevation, northwest corner, stonework detail



Figure 5: West elevation, gable peak windows and ground level window



Figure 6: West elevation, stone half wall on porch steps



Figure 7: West elevation, porch steps



Figure 8: West elevation, front door (facing north)



Figure 9: West elevation, porch windows



Figure 10: West elevation, second entrance on porch (facing west)



Figure 11: South elevation



Figure 12: South elevation, side door and stoop



Figure 13: South elevation, windows



Figure 14: South elevation, window detail



Figure 15: South elevation, window detail



Figure 16: South elevation, foundation detail, random bricks



Figure 17: South elevation, eaves



Figure 18: South elevation, southeast corner



Figure 19: East elevation, rear



Figure 20: East elevation, gable peak and chimney



Figure 21: East elevation, southeast corner, back porch



Figure 22: East elevation, back porch looking south



Figure 23: Back porch, window on north side



Figure 24: East elevation, northeast corner



Figure 25: North elevation, rear wing, looking east



Figure 26: North elevation, pair of windows



Figure 27: North elevation, windows on rear wing



Figure 28: North elevation, window detail



Figure 29: North elevation, infilled window

House 2



Figure 30: South elevation



Figure 31: Two sections do not abut



Figure 32: South elevation, rear wing



Figure 33: East elevation, rear wing (overgrown)



Figure 34: East elevation, rear wing, window and door (overgrown)