

*Setting*



*Figure 85: Vineyard*



*Figure 86: Vineyard*





*Figure 87: Vineyard, looking northeast*



*Figure 88: Vineyard, looking south*





*Figure 89: Neighbor to the south (rear)*



*Figure 90: Neighbor to the northeast, "Cogir" (rear)*





*Figure 91: Looking west from drive towards neighbors across Broadway*



*Figure 92: House 2 and House 3 seen together, looking southeast*





*Figure 93: Looking east from main house towards well house*

**Appendix B: Sonoma League for Historic Preservation Survey Forms (1978)**  
**and Updated DPR Forms 2016**

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

# HISTORIC RESOURCES INVENTORY

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

## IDENTIFICATION

1. Common name: LA CASA ZEPPONI VINEYARDS
2. Historic name, if known: Unknown
3. Street or rural address 20540 Broadway  
City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Mary Zepponi Address: 20540 Broadway  
City: Sonoma ZIP: 95476 Ownership is: Public ☐ Private ☒
5. Present Use: Residence & Agricultural Original Use: Same  
Other past uses: \_\_\_\_\_

## DESCRIPTION

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

SEE ATTACHEMNTS

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

SEE ATTACHED

See County Map E/35

Area 17.

UTM (SONOMA QUAD)  
10/543,730/4,238,080  
10/549,200/4,238,120  
10/549,220/4,233,500  
10/543,760/4,233,470

8. Approximate property size:

Lot size (in feet) Frontage 280  
Depth 778  
or approx. acreage 5.0

9. Condition: (check one)

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

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

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

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

12. Threats to site:

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

13. Date(s) of enclosed photograph(s): \_\_\_\_\_ 1979





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

14. Primary exterior building material: a. Stone ☒ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒  
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐  
1910 Bungalow & chicken farm
16. Year of initial construction 1890 Barn This date is: a. Factual ☐ b. Estimated ☒
17. Architect (if known): \_\_\_\_\_
18. Builder (if known): \_\_\_\_\_
19. Related features: a. Barn ☒ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☒ e. Formal garden(s) ☐  
f. Windmill ☐ g. Watertower/tankhouse ☒ h. Other ☒ Well & Vineyards i. None ☐

SIGNIFICANCE

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

The property was open land until the late '90's. It was not subdivided until the early 1900's and the land was used for produce.

The barn is the oldest building and still original in setting and architecture.

The previous owner was Lucille Cavalli and Mary and Constantini Zeponi bought the property in 1950. The family raised chickens and rabbits for a few years.

The California Craftsman Bungalow is representative of the architectural trend of the 1905-1915's with local stone craftsman details.

The setting, with the scattered buildings and the vineyards, is highly visible from Napa Road and Broadway, the two leading roads into Sonoma.

It is the only rural setting in the block now surrounded by open space threatened by commercial enterprise.

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

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

Interview with Mrs. Mary Zeponi.

23. Date form prepared: 1979 By (name): Carla De Petris/Allen Sweet  
Address: 384 Chase Street City: Sonoma ZIP: 95476  
Phone: 938-5348 Organization: Sonoma League for Historic Preservation

(State Use Only)





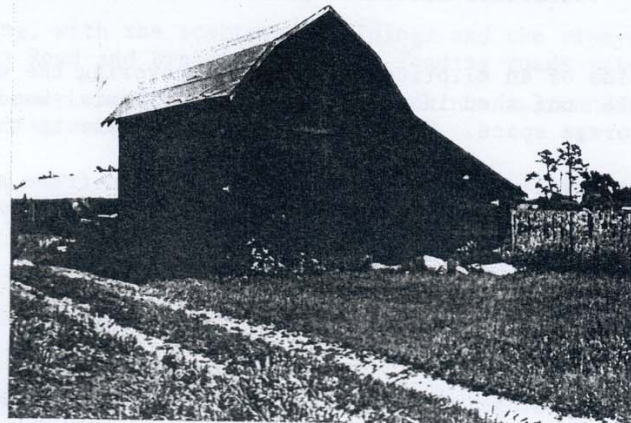
LA CASA ZEPPONI VINEYARDS  
Mary Zepponi, Present Owner  
20540 Broadway  
Sonoma, California 95476

DESCRIPTION:

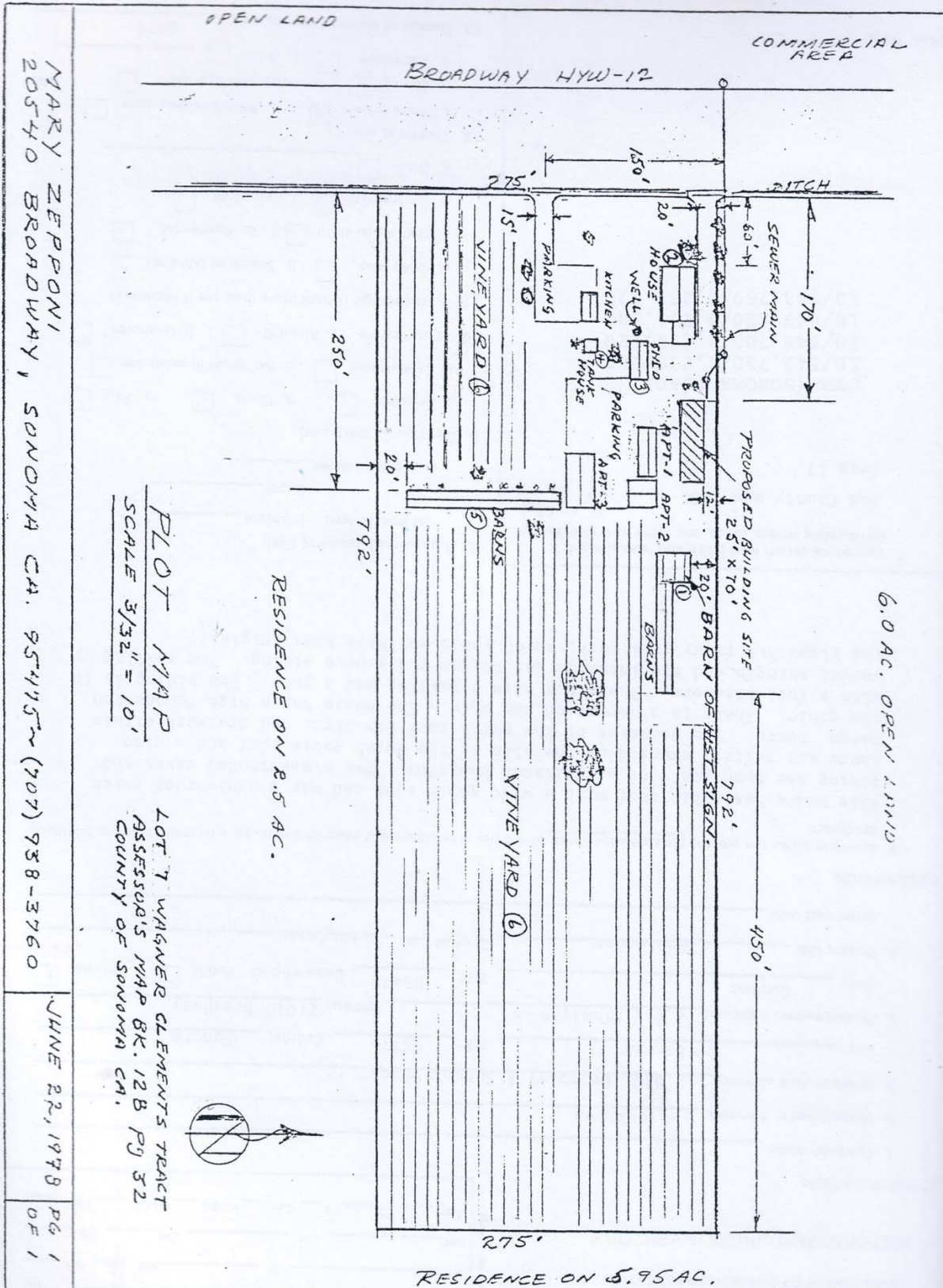
- NR.3
- 1) Barn is a gambrel roof, Dutch Colonial style, with a shed roof side as a 'saltbox'. This is a wood frame building with vertical rough sawed redwood siding. Highly visible from Napa Road and Broadway and still on original site and with no alteration. In the back, there is a long rectangular shed with gable roof in wood frame and siding.
  - 2) House There are two brick pillars at the entrance of a driveway with two redwood trees in the front of a California Craftsman Bungalow. This is a wood frame house with asphalt tile re-sided in the late '50's for fire protection. The eaves are extended and the rafters are exposed. The porch has two wide rock pillars with a rock wall enclosing the porch half-way. Has open steps in wood up to the entrance. The windows are double hung with wide trim and sill. The front door has a glass panel and windows on both sides.
  - 3) Shed on the side of an elliptical cement wall covering the well there is a gable roof shed in wood frame and horizontal wood siding, now used as storage space. There are steps going down to the well
  - 4) Tankhouse is square 1½ storied structure with wooden frame and wood siding. Tankhouse originally had a windmill on top (destroyed by the elements).
  - 5) Chicken house, a long rectangular structure with gable roof and wood siding originally for chickens and rabbits, divided in sections but with one roof extension. Highly visible from Broadway.
  - 6) Land around the buildings is all planted with varietal grapes maintaining the rural setting.


(see form for additional data)

UTM (SONOMA QUAD)  
10/543,730/4,238,080  
10/549,200/4,238,120  
10/549,220/4,233,500  
10/543,760/4,233,470







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

Page 1 of 2 \*Resource Name or #: 20540 Broadway, Sonoma

P1. Other Identifier (APN): 128-321-007

\*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 Sonoma Date 2012 T 5N; R 5W; ☐ of ☐ of Sec ☐; B.M.

c. Address: 20540 Broadway City Sonoma Zip 95476

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 547320 mE/ 4236387 mN

e. Other Locational Data: (e.g., SLHP Area, directions, elevation, decimal degrees, etc.) Area 17A, #A4, Pueblo Lot 547

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

1978: 1. Barn: Gambrel roof, Dutch Colonial, shed roof side as a "saltbox". Wood frame with vertical rough sawed redwood siding. Highly visible from Napa Rd & Broadway; on original site with no alteration. In the back, long rectangular shed with gable roof in wood frame and siding. 2. House: 2 brick pillars at driveway entry with 2 redwood trees in front of a Craftsman bungalow. Wood frame with asphalt tile re-sided in the late '50s for fire protection. Extended eaves with rafters exposed. Porch has 2 wide rock pillars with rock wall enclosing the porch half way. Open wood steps to the entrance. Windows double-hung with wide trim and sill. Front door has glass panel and windows on both sides. 3. Shed on side of an elliptical cement wall covering well, gable roof, wood frame, horizontal wood siding, used as storage. Steps down to well. 4. Tank house: Square 1.5-story with wood frame and wood siding. Originally had a windmill. 5. Chicken house: long rectangular structure with gable roof and wood siding; originally for chickens and rabbits, divided in sections with 1 roof extension. Highly visible from Broadway. 6. Land around the buildings planted with varietal grapes maintaining the rural setting.

2012 (D. Painter): Property includes numerous buildings. Main house is Craftsman bungalow with asbestos shingle siding and what appears to be 2 additions. Smaller, ca 1935 building to the south has been renovated for a music studio. At least 2 additional residences on property. 2 dilapidated chicken sheds on property. Main residence is consistent with 1978 description.

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

\*P4. Resources Present:

☒ Building ☐ Structure  
☐ Object ☐ Site ☐ District  
☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:

☒ Historic  
☐ Prehistoric  
☐ Both

\*P7. Owner and Address:

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

Sonoma League for Historic Preservation

\*P9. Date Recorded: 1978, 199, 2012 (D. Painter)

\*P10. Survey Type: (Describe) reconnaissance

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

\*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): \_\_\_\_\_

DPR 523A (9/2013)

\*Required information







**Appendix C: DPR Forms (A, B, J, and L)**



State of California <input type="checkbox"/> The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial <b>NRHP Status Code</b>
Other Review Code	Reviewer	Date
		Listings

Page 1 of 12 \*Resource Name or #: (Assigned by recorder)

20540 Broadway, Sonoma

P1. Other Identifier:

APN 128-321-007-000

\*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 Sonoma Date 2021 T    ; R    ; of     of Sec    ; B.M.

c. Address 20540 Broadway City Sonoma Zip 95476

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 547229.01 mE/ 4236422.14 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
Lot 6 "Wagner-Clements Tract" (Sonoma County Map Book 3, p. 24)

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

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. 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. Four 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. 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 Continuation Sheet 4 of 12)

\*P3b. Resource Attributes: (List attributes and codes) HP3 (multi-family property), HP33 (farm/ranch)

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.) (see Continuation Sheet 5 of 12)



P5b. Description of Photo: (view, date, accession #) 2/18/25, West Elevation

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1911 (research)

\*P7. Owner and Address:

Zeponi-Hervey LLC

\*P8. Recorded by: (Name, affiliation, and address) Alice Duffee Healy, APD Preservation LLC, 13125 Arnold Dr., Glen Ellen, CA 95442

\*P9. Date Recorded: March 2025

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"Historic Resource Evaluation," March 2025

\*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): \_\_\_\_\_

State of California ☐ The Resources Agency Primary #  
DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 20540 Broadway, Sonoma \*NRHP Status Code 6Z  
Page 2 of 12

B1. Historic Name: 20540 Broadway  
B2. Common Name: 20540 Broadway  
B3. Original Use: Single Family Residence/Farm B4. Present Use: Multi Family Residence

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1911 built. Before 1942 gable wing added. 1961 addition enlarged, asbestos shingles added, side door and porch added, front porch piers modified. UNK windows replaced.

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

\*B8. Related Features:

Kitchen (1970), Cottage (before 1952), Rental house (1952-1965), 2 Poultry Sheds (before 1942), Tank House (before 1942), Well House (before 1942), Barn (ca 1890s)

B9a. Architect: UNK b. Builder: William Wallace Fairbanks  
\*B10. Significance: Theme Rural Residential Development Area "Wagner-Clements Tract"

Period of Significance N/A Property Type Rural Residential Applicable Criteria None  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is on the western edge of Out Lot 547 on the early Pueblo Map of Sonoma. David Calloway purchased the undeveloped Out Lot from the newly formed City of Sonoma in August 1863.<sup>i</sup> He sold the lot, with the adjacent Out Lot 559, to George Friedrich Fischer in 1876.<sup>ii</sup> Fischer was born in Baden, Germany, in May 1831 and immigrated to the United States in 1865. He worked as a farmer in Sonoma, and was naturalized in Sonoma County in 1874. In September 1876 he returned to Germany to marry Elise Vortisch.<sup>iii</sup> The couple returned to Sonoma and purchased the project area where Fischer developed a vineyard and winery across out lots 547 and 559, along the main thoroughfare into the City of Sonoma. His 1888 voter registration identifies his profession as "wine grower." The couple had three children and may have built a home on Out Lot 559, south of the project area, in the vicinity of the current "Fisher Lane." The League survey form speculates that the barn on the project area is from this period, though I could find no confirmation for this hypothesis. The Fischers sold the 92-acre farm to Fireman's Fund Insurance company in August 1893 and moved to Petaluma where George operated one of Petaluma's first wineries.<sup>iv</sup> v He died in Petaluma in 1917.

(see Continuation Sheet 8 of 12)

B11. Additional Resource Attributes: (List attributes and codes) HP2 (single family residence), HP33 (farm/ranch)

\*B12. References: (see Continuation Sheet 12 of 12)

- "Historic Resource Evaluation," March 2025.
- Alexander, James B. Sonoma Valley Legacy.
- Bowers, A.B. Map of Sonoma County, California. 1867.
- City of Sonoma. City of Sonoma General Plan 2020.

B13. Remarks:

\*B14. Evaluator: Alice Duffee Healy, APD Preservation LLC

\*Date of Evaluation: March 2025

<sup>i</sup> Sonoma County Records, Deed Book 14, p. 575.

<sup>ii</sup> Ibid., Deed Book 58, p. 25.

<sup>iii</sup> www.ancestry.com.

<sup>iv</sup> Sonoma County Records, Deed Book 148, p. 589.

<sup>v</sup> Press Democrat, 14 May 1940.

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





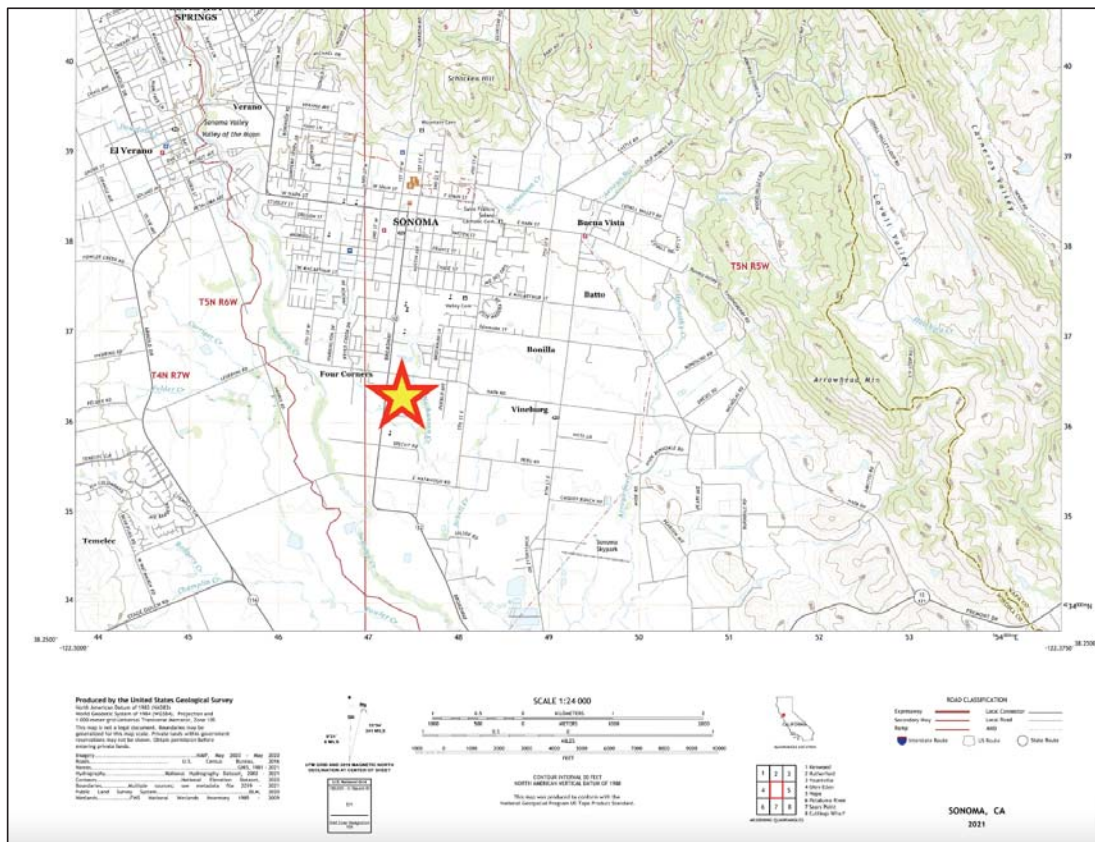
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

Page 3 of 12  
\*Map Name: Sonoma

\*Resource Name or # (Assigned by recorder)  
\*Scale: 1:24,000

20540 Broadway, Sonoma  
\*Date of map: 2021



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

Primary#  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: \_\_\_\_\_ 20540 Broadway, Sonoma  
Page 4 of 12

\*Recorded by: Alice Duffee Healy \*Date March 2025 ☒ Continuation ☐ Update

### \*P3a. Description: (CONTINUED)

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. 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.

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. 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 design (1911) and has 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.

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. 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. 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.

**House 2:** This auxiliary building is two adjacent structures that are in close proximity but do not abut. 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.

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.

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:** 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.

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.

(see Continuation Sheet 8 of 12)

DPR 523L (9/2013)





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

Primary#  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: 20540 Broadway, Sonoma  
Page 5 of 12

\*Recorded by: Alice Duffee Healy \*Date March 2025

☒ Continuation ☐ Update

### \*P5a. Photographs: (CONTINUED)



*Main House, west, NW corner – porch detail*



*Main House, south*



*Main House, east (rear)*



*House #2 (before 1952), south*

DPR 523L (9/2013)

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

Primary#  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: \_\_\_\_\_ 20540 Broadway, Sonoma  
Page 6 of 12

\*Recorded by: Alice Duffee Healy \*Date March 2025

☒ Continuation ☐ Update

\*P5a. Photographs: (CONTINUED)



House #3 (1952-1965), west and north, NW corner



Catering Kitchen (1970), west and south



Tank House (before 1942), west and north



Well House (before 1942), east and north



Poultry Shed #1 (before 1942), west

DPR 523L (9/2013)



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

Primary#  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: \_\_\_\_\_ 20540 Broadway, Sonoma  
Page 7 of 12

\*Recorded by: Alice Duffee Healy \*Date March 2025

☒ Continuation ☐ Update

\*P5a. Photographs: (CONTINUED)



*Poultry Shed #2 (before 1942), east and north*



*Barn (ca 1890s), west and south*



*Barn, north, NW corner*

DPR 523L (9/2013)

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

Primary#  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: \_\_\_\_\_ 20540 Broadway, Sonoma  
Page 8 of 12

\*Recorded by: Alice Duffee Healy \*Date March 2025 ☒ Continuation ☐ Update

### \*P3a. Description: (CONTINUED)

**Tank House:** 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. 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:** 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. Similarly, the four-paneled door on the north elevation at the northeast corner also appears to have been recycled. The north side of the shed addition is open as a vehicle bay. The building is in very poor condition and appears to be used for storage.

**Catering Kitchen:** 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. It was built in 1970.

**Poultry Shed 1:** 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. The building is in very poor condition, with a significant portion of the structure collapsed.

**Poultry Shed 2:** 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 tar-papered 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. The building is in very poor condition.

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

### \*B10: Significance: (CONTINUED)

In December 1909, Otto Wagner and two business partners purchased Out Lot 547 from Fireman's Fund.<sup>1</sup> They had already purchased the three Out Lots to the south (559, 563 and 573) and surveyed the land as the "Wagner-Clements Tract." 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.

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.<sup>2</sup> 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.<sup>3</sup> 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."<sup>4</sup> He was 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.

(see Continuation Sheet 9 of 12)

<sup>1</sup> Sonoma County Records, Deed Book 261, p. 3.

<sup>2</sup> www.ancestry.com.

<sup>3</sup> Sonoma County Records, Deed Book 272, p. 12.

<sup>4</sup> Obituary, *Fort Bragg Advocate and News*, 18 January 1928.





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

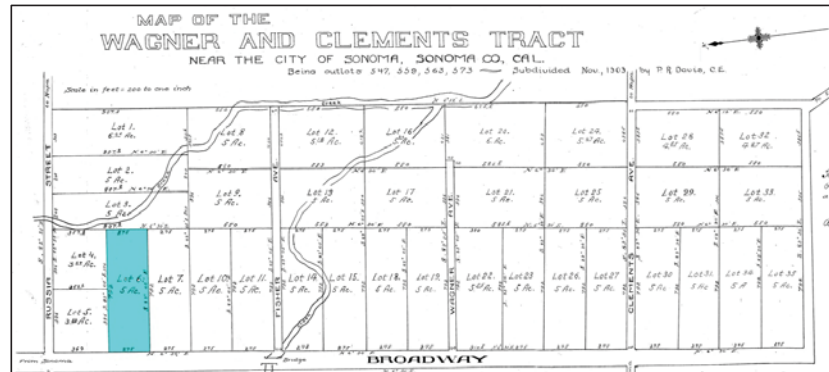
Primary#  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: 20540 Broadway, Sonoma  
Page 9 of 12

\*Recorded by: Alice Duffee Healy \*Date March 2025 ☒ Continuation ☐ Update

\*B10. Significance: (CONTINUED)



"Map of the Wagner and Clements Tract," 24 December 1909 (project area indicated)<sup>i</sup>

In early 1911 he built the current bungalow on the property. At this time the couple was also developing property on 45<sup>th</sup> Avenue in San Francisco. The couple sold the Sonoma property in September 1912, eighteen months after building the house, and lived in separate houses in San Francisco. The couple separated by 1912 but never divorced.<sup>ii</sup>

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.<sup>iii</sup>

Wesley Lorange ("Rans") McAllister purchased the 5-acre lot from Fairbanks in September 1912.<sup>iv</sup> 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.<sup>v</sup>

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.

2 January 1911, *Santa Rosa Republican*

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. I suspect the McAllisters built the farm related outbuildings—including the two poultry sheds, tank house and well house—between 1912-1932. 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.<sup>vi</sup> Pietro and Matilda de Mare purchased the property from the McAllisters.<sup>vii</sup>

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.<sup>viii</sup>

A 1942 aerial 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 Continuation Sheet 10 of 12)

<sup>i</sup> Sonoma County Records, Map Book 24, p. 3.

<sup>ii</sup> [www.ancestry.com](http://www.ancestry.com).

<sup>iii</sup> *Mendocino Coast Beacon*, various.

<sup>iv</sup> Sonoma County Records, Deed Book 306, p. 53.

<sup>v</sup> [www.ancestry.com](http://www.ancestry.com).

<sup>vi</sup> *Ibid*.

<sup>vii</sup> Sonoma County Records, Deed Book 475, p. 164.

<sup>viii</sup> [www.ancestry.com](http://www.ancestry.com).

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

Primary#  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: 20540 Broadway, Sonoma  
Page 10 of 12

\*Recorded by: Alice Duffee Healy \*Date March 2025

☒ Continuation ☐ Update

### \*B10. Significance: (CONTINUED)

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."<sup>i</sup> 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 1942<sup>ii</sup> 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.<sup>iii</sup> 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.<sup>iv</sup>

The Zepponis moved to Sonoma in 1952 with their two adult children. 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.

Costantino worked at the Sonoma Plywood Company;<sup>v</sup> Mary raised chickens and rabbits in her early years on the property. Following Costantino's death in 1965, Mary planted a vineyard. Mary was also "known for her excellent cooking" and in 1971 opened a catering business ("Il Desinare").<sup>vi</sup> In 1970 she built the kitchen building for this business.

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 there yet. 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.

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 the project area) for this winemaking endeavor for the first ten years; they sourced grapes from other vineyards around Sonoma Valley, not the Zepponis' vineyard on Broadway. In 1979/1980 Gino and Norm relocated "ZD Wines" to Rutherford in Napa Valley to a new facility designed by David Bell.<sup>vii</sup>

The 1979 League survey form and a 1982 article in the Sonoma Index-Tribune call the property the "La Casa Zepponi Vineyards."<sup>viii</sup> 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.

### Current Historical Status:

The house 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." 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." 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.

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 thirteen years ago 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.

(see Continuation Sheet 11 of 12)

<sup>i</sup> Sonoma Index-Tribune, 14 August 1942.

<sup>ii</sup> [www.ancestry.com](http://www.ancestry.com).

<sup>iii</sup> Sonoma County Records, Official Records Book 5, p. 145.

<sup>iv</sup> [www.ancestry.com](http://www.ancestry.com).

<sup>v</sup> Obituary for Constantino [sic] Zepponi, Press Democrat, 8 June 1965.

<sup>vi</sup> Obituary for Mary Zepponi, Sonoma Index-Tribune, 30 May 1997.

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

<sup>viii</sup> "Rezoning Bid for Property South of Napa Road is Denied," Sonoma Index-Tribune, 22 December 1982.

DPR 523L (9/2013)





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

Primary#  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
Page 11 of 12

20540 Broadway, Sonoma

\*Recorded by: Alice Duffee Healy \*Date March 2025

☒ Continuation ☐ Update

### \*B10. Significance: (CONTINUED)

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. 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 figure 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.



Criterion A - Association with Significant Event: 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.

Criterion B - Association with Significant Person: 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.

Criterion C - Architecturally Distinctive: 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 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 and enlargement of a wing on the rear (east) elevation. The house is not architecturally distinctive nor the work of a master builder or architect.

Criterion D - Potential to Yield Information: 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.

DPR 523L (9/2013)



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

Primary#  
HRI #  
Trinomial

## CONTINUATION SHEET

Property Name: \_\_\_\_\_ 20540 Broadway, Sonoma  
Page 12 of 12

\*Recorded by: Alice Duffee Healy \*Date March 2025

☒ Continuation ☐ Update

### \*B12. References: (CONTINUED)

- Downey, Lynn. A Short History of Sonoma. Reno, NV: University of Nevada Press. 2013.
- Fraser-Munro, J. P. History of Sonoma County V2, Including its Geology, Topography, Mountains, Valleys and Streams (1879). San Francisco, CA: Alley, Brown & Co. Publishers, 1880.
- Geldern, Otto V. Plan of Sonoma. 1875.
- Kirker, Harold. California's Architectural Frontier: Style and Tradition in the Nineteenth Century. Salt Lake City, UT: Gibbs M. Smith, Inc. 1960.
- Lewis Publishing Company. Illustrated History of Sonoma County, California. Chicago, IL: Lewis Publishing Company, 1889.
- Lynch, Robert M. The Sonoma Valley Story. Sonoma, CA: The Sonoma Index-Tribune, Inc., 1997.
- Mathes, Valerie Sherer and Smith, Diane Moll. Images of America: Sonoma Valley. Charleston, SC: Arcadia Publishing. 2004.
- Parmelee, Robert D. Pioneer Sonoma. Sonoma, CA: The Sonoma County Historical Society, 1972.
- The Press Democrat.
- Reynolds & Proctor. Atlas of Sonoma. Santa Rosa, CA: 1898.
- Ricksecker, L.E. and Walkup, W.B. Official Map of Sonoma County. Santa Rosa, CA: 1908.
- Sonoma County Planning Department. "Historic Preservation Program: Sonoma County General Plan Technical Report." August 1976.
- Sonoma Index-Tribune.
- Sonoma Valley Historical Society. Saga of Sonoma in the Valley of the Moon. Sonoma, CA: Sonoma Valley Historical Society.
- Thompson, Robert A. Historical and Descriptive Sketch of Sonoma County, California. Philadelphia, PA: 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).
- "ZD Wines." The Napa Wine Project. <https://www.napawineproject.com/zd-wines/>

[www.ancestry.com](http://www.ancestry.com)

[www.archives.com](http://www.archives.com)

[www.archives.org](http://www.archives.org)

[www.newspaperarchives.com](http://www.newspaperarchives.com)

<http://heritage.sonomalibrary.org/cdm/landingpage/collection/p15763coll2>

[www.loc.gov](http://www.loc.gov)

[www.cdnc.ucr.edu](http://www.cdnc.ucr.edu)

[www.genealogybank.com](http://www.genealogybank.com)

[www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)

[www.newspapers.com](http://www.newspapers.com)

[www.parcelquest.com](http://www.parcelquest.com)

[www.sonoma.newsbank.com](http://www.sonoma.newsbank.com)

