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CB 3/24/16

Downtown Sonoma Historic Preservation Design Guidelines

Final

City of Sonoma, California

March 2017



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263 First Street W.

CB 3/26/16

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Introduction

1. Introduction

The Downtown Sonoma Historic Preservation Design Guidelines were prepared by Page & Turnbull for the City of Sonoma to serve as a project planning tool for residents and property owners. The City of Sonoma's Downtown Planning District is the focal point of historic Sonoma and includes the Sonoma Plaza historic district, which is listed in the National Register of Historic Places and is a National Historic Landmark. Some of the historic resources in downtown Sonoma represent the most significant events in our nation's history. Locally, downtown Sonoma is the heart and soul of the city and remains a living piece of Sonoma's urban fabric.

Sonoma's small-town charm is exhibited in the historic core and surrounding residential areas along a street grid. The downtown commercial district is expanding, and some of the traditionally residential areas adjacent to it are beginning to

transition from residential use to new commercial mixed uses. Older buildings require maintenance to remain in good condition. In addition, property owners and residents may desire alterations in order to adapt the Downtown Planning District's early buildings to contemporary uses. In some cases, new buildings have been constructed, and additional new construction is anticipated in the future. These guidelines seek to accommodate growth and change in the Downtown Planning District, while guiding alterations of existing buildings and new development with the goal of respecting the historic character of the community and promoting a level of excellence in the built environment.



City Hall for the City of Sonoma ca. July 1928. Courtesy of The Bancroft Library, University of California, Berkeley (1996.003:Vol.26:109b--fALB).

Valuing Historic Preservation in Downtown Sonoma

Historic preservation is at the heart of creating vibrant and meaningful places. Among the oldest cities in California, Sonoma has a rich and layered history that remains visible throughout its urban fabric. Downtown Sonoma's many historic buildings and landscapes represent the community's physical development over time, and contribute to a strong sense of place and identity. Sensitive stewardship and appreciation of the downtown's historic resources is a priority to those who live in and visit Sonoma. While future development patterns and lifestyles no doubt will change, the city's historic built environment maintains a dependable, expressive connection to its past.

Historic preservation does not simply mean keeping old buildings exactly as they were in the past. Rather, contemporary preservation practice includes a dynamic set of considerations—cultural, economic, environmental—that recognize the numerous benefits that come with maintenance and rehabilitation. Carefully developed preservation

policies and advocacy allow historic places to evolve and meet new needs, while also maintaining the characteristics that make a place unique. In Sonoma, these characteristics include aspects that promote livability—including high-quality craftsmanship, a consistent scale of development, and idyllic green spaces. Preserving these things allows historic buildings and landscapes to remain vital within their local economies and surrounding neighborhoods. Adaptive reuse projects typically involve a higher degree of local reinvestment than new construction—and within a downtown,

preservation of existing buildings promotes an active and pedestrian-centered commercial district that attracts locals and visitors alike.

Sensitive and adaptive historic preservation planning reflects favorably on the values of a community: strong local identity, connection to history, and commitment to a high quality of life. By nurturing preservation and promoting a degree of adaptability, Sonoma can ensure that its cultural heritage continues to guide the community's identity as it evolves in the future.



Sonoma Plaza from watercolor ca. 1852. General Vallejo Residencia "Casa Grande" (center), Sonoma Barracks (right), Salvador Vallejo Adobe (rear, far left). Courtesy of The Bancroft Library, University of California, Berkeley (1978.195:22--PIC).

Purpose of the Downtown Sonoma Historic Preservation Design Guidelines

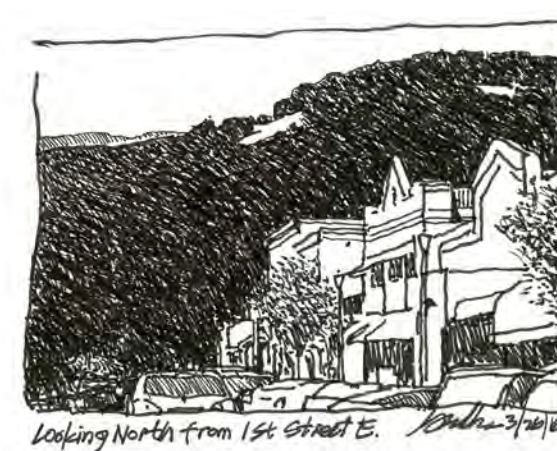
In consideration of the values described above, the Downtown Sonoma Historic Preservation Design Guidelines have been developed to respond to community concerns about future growth and development within the Downtown Planning District. The purpose of this document is to supplement Sonoma's existing design review and preservation planning framework by establishing guidelines that manage change while also preserving the qualities that are most important to the Downtown Planning District's historic character—thereby recognizing that historic preservation and urban growth are not mutually exclusive. The result of a collaborative process between the city staff and the public, this document forms an agreed-upon direction for how preservation and growth can occur in downtown Sonoma.

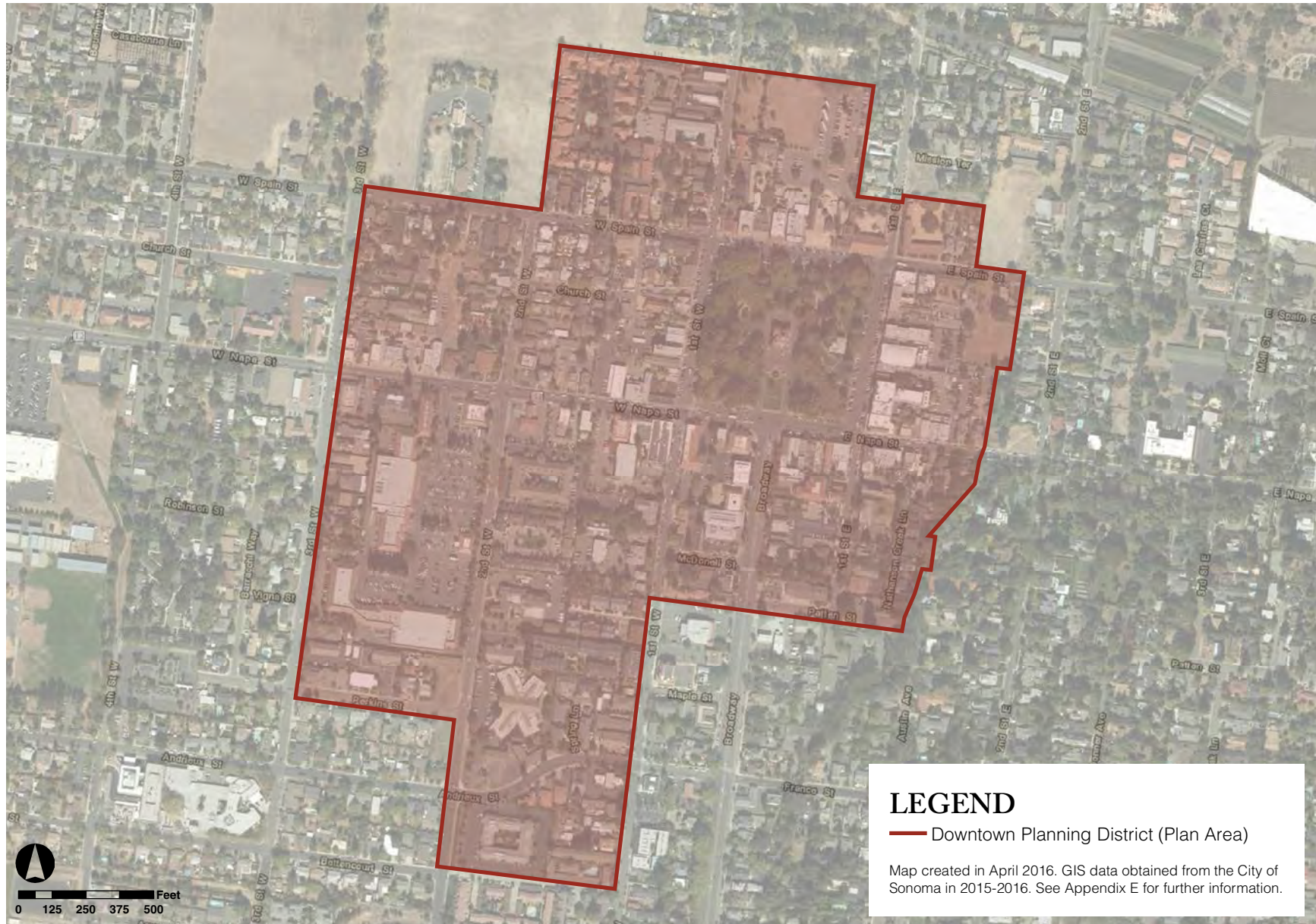
The guidelines build upon broad historic preservation philosophies—particularly distilled in the *Secretary of the Interior's Standards for the*

Treatment of Historic Properties (see following section)—so that they are applied to the particular development patterns and historic characteristics of the Downtown Planning District. Using the Secretary of the Interior's Standards as a foundation, the document provides direction for sensitive maintenance and treatment of historic buildings throughout downtown Sonoma, alterations to all existing buildings, design of infill construction, site design, and special considerations. The guidelines strive to discourage the demolition of buildings that contribute to the historic character of Sonoma's Downtown Planning District, and present direction for alternatives and reuse. The guidelines also promote the preservation of the natural features and small-town atmosphere that contribute to Sonoma's high quality of life. It is anticipated that the guidelines will have the added benefit of promoting historic preservation's role in maintaining Sonoma's distinctive sense of place, to be enjoyed by the public at large.

The guidance provided in this document is intended to assist property owners, city and county staff, the design community, and the general public sustain

the historical character of downtown Sonoma and ensure that changes to the built environment will be sensitive to the community's historical legacy. The guidelines are designed to help the City of Sonoma's Planning Department staff, Planning Commission, and Design Review and Historic Preservation Commission in determining the appropriateness of proposed work, and to help building owners and project applicants make appropriate decisions during the design process. These guidelines aim to clarify the design review process and provide a clear framework for creating an integrated and inspiring built environment for Sonoma.





Map of the Downtown Planning District plan area.

The Secretary of the Interior's Standards

The Downtown Sonoma Historic Preservation Design Guidelines provide recommendations that are closely based on, and are consistent with, established preservation standards. Specifically, they build upon the National Park Service's *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards). The body of guidance contained within the Standards forms the primary analytic tool that federal agencies and local government bodies across the United States use to evaluate the potential impacts of proposed projects on the integrity of historic properties. The National Park Service has developed the Standards to help property owners, architects, municipalities, and others who are interested in retaining the historic character of buildings, districts, and landscapes. This guidance is meant to inform a range of proposed projects with appropriate considerations and approaches that would accommodate desired project objectives while also retaining the distinctive features and forms that define the historic character of a property (often referred to as character-defining features).

The Standards have been tailored to fit four particular treatments of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

Preservation: The Standards for Preservation “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

Rehabilitation: The Standards for Rehabilitation “acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building’s historic character.”

Restoration: The Standards for Restoration “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

Reconstruction: The Standards for Reconstruction “establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”

Each of the treatments listed above has its own series of associated standards. The design guidelines in this document specifically build upon the Standards for Rehabilitation to provide guidance for individual projects within the context of Sonoma. As defined by the National Park Service, rehabilitation is a treatment that allows “a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” In keeping with this definition, the Standards for Rehabilitation acknowledge that some repair or alteration of historic properties may be needed to accommodate new updates and contemporary uses.

It is possible that certain projects may have a more conservative treatment scope that would be defined as preservation or restoration. The Standards for Rehabilitation (and hence these design guidelines) are still instructive, as they overlap with these other two treatments with respect to repairing and replacing historic features. Project applicants interested in preservation or restoration, however, can reference the separate Standards that have been developed for these two treatments.

Of the four treatments listed above, the Standards for Rehabilitation allow for the most flexibility and are the most commonly applied. They are as follows:

- Rehabilitation Standard 1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- Rehabilitation Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Rehabilitation Standard 3:** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Rehabilitation Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Rehabilitation Standard 5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Rehabilitation Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Rehabilitation Standard 7:** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Rehabilitation Standard 8:** Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Rehabilitation Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- Rehabilitation Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As the Standards for Rehabilitation are the foundation of the Downtown Sonoma Historic Preservation Design Guidelines, the following overarching concepts have been derived from the Standards and are reflected in the design guidelines throughout this document:

- A historic building should not be demolished unless its rehabilitation is infeasible due to poor physical condition (Standards 2 and 5);
- The character-defining features of historic buildings should be retained whenever possible, with an emphasis on elements that can be seen from the public right-of-way. If deterioration requires replacement, replacement features should match the historic as closely as possible (Standards 2, 5, and 6);
- New features and spaces that did not exist historically should be designed so that they can be understood as later alterations. In order to avoid conveying a false sense of historical development, new features should be differentiated from the building's

historic fabric and should not be based on features belonging to other properties (Standards 3 and 9);

- Changes that have occurred to a property may have historic and/or architectural value in their own right; if so, they should be preserved whenever possible (Standard 4);
- Cleaning and maintenance of historic materials should be planned using methods that will cause the least amount of harm to those materials and will not degrade a property's historic integrity (Standard 7);
- New additions to existing historic buildings should be subordinate to the historic buildings in location, scale, and detailing, and should maintain the building's essential form and setting (Standards 9 and 10);
- New buildings should be designed and constructed so that they are not more prominent than historic properties (Standard 9);
- New buildings should be compatible with the styles, materials, and building forms

that characterize historic development in the district (Standard 9);

- The massing and placement of new construction should respect the historic streetscape of Downtown Sonoma (Standard 9).
- The majority of character-defining features and materials should be retained so that, if alterations are removed in the future, the building will retain its essential historic character and integrity (Standard 10).

Additional information is available at the National Park Service's website: <https://www.nps.gov/tps/standards.htm>.



Local Guidelines for Preservation and Adaptive Reuse

General guidance for the treatment of historic properties is provided in the City of Sonoma Municipal Code under Title 19: Integrated Development Regulations and Guidelines (Development Code). The Downtown Sonoma Historic Preservation Design Guidelines are designed to be used in conjunction with the guidelines provided in the Development Code, which convey a similar message as The Standards. The Development Code is discussed again in Chapter 2: Background Information, and the full text of applicable chapters is included in **Appendix E** and **Appendix F**. Their general rehabilitation recommendation is as follows:

Preservation and Rehabilitation of Existing Structures: In general, preservation and rehabilitation efforts should aim toward protecting the essential architectural features of a structure that help to identify its individual style and thereby further its contribution to the historic character of the surrounding neighborhood.

General rehabilitation principles are as follows:

- 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.
- 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.
- 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.



Toscano Hotel Annex and Tank House, contributors to both the Sonoma Plaza National Historic Landmark and the Sonoma Plaza National Register Historic District.

Methodology

The Downtown Sonoma Historic Preservation Design Guidelines were prepared through collaboration with City of Sonoma staff, the Historic Preservation Design Guidelines Advisory Committee, members of the community, and historic preservation consultants. Page & Turnbull conducted a windshield survey of the Downtown Planning District in November 2015 to identify existing conditions, building types, and common development patterns. Also in November 2015, Page & Turnbull met with the Historic Preservation Design Guidelines Committee to confirm the general outline of content and graphic format of the document. A public workshop was held on January 25, 2016 to introduce participants to the project and seek input on priorities to be addressed in the Historic Preservation Design Guidelines. The document was reviewed by City staff via an Administrative Draft, followed by a Public Draft available to all interested parties for review and comment. Lastly, the Downtown Sonoma Historic Preservation Design Guidelines were finalized and approved by the City of Sonoma.

How to Use the Design Guidelines

The guidelines in this document are arranged by chapters according to the scope of a proposed project:

- **Chapter 4:** Guidelines for Repairing and Altering Existing Buildings
- **Chapter 5:** Guidelines for Additions to Existing Buildings
- **Chapter 6:** Guidelines for Designing and Constructing New Buildings
- **Chapter 7:** Guidelines for Site Design and Alterations
- **Chapter 8:** Special Considerations

Each of these chapters outlines a number of broad historic preservation concepts that should inform the thought process behind project development. These concepts are organized by feature or type of project, and are broken down into specific guidelines that will guide design decisions. The guidelines cannot anticipate every specific case that will arise, and it is possible that not all of the guidelines will apply to specific projects. Nevertheless, they represent design objectives

that can be applied to many different situations and result in a compatible building that is integrated into its historic context. Each guideline is followed by additional and clarifying information in a bulleted list. Where possible, the guidelines also include links to National Park Service (NPS) Technical Preservation Briefs, which provide additional guidance and “how-to” information that may prove useful and is compliant with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

The flexibility of applicable guidelines will be partially determined by the location of the proposed work. Three sub-areas within the Downtown Planning District have been identified using the pre-existing boundaries of the Sonoma Plaza National Register Historic District, the National Historic Landmark, and the Historic Overlay Zone. The Sonoma Plaza Historic District and Historic Overlay Zone are described in detail in the following chapter. Referencing the objectives for each sub-area and the specific guidelines for the type of property will steer development in a positive and cohesive manner.

The local government and institutions have a special responsibility to preserve and enhance the historic character and public realm of the Downtown Planning District, especially through the facilities they own. The guidelines in this document apply to civic and institutional buildings as well as residential or commercial properties. Public buildings should be exemplars of the application of these design guidelines.

Components of a Design Guideline

1.1 Repairs and Alterations to Historic Buildings — OVERARCHING CONCEPT, TYPE OF PROJECT, OR FEATURE OF THE BUILDING

Historic exterior materials, whether used for cladding or decorative purposes, are critical components of a building's architectural style and finely grained visual character. — STATEMENT EXPLAINING DESIGN OBJECTIVE OR GENERAL APPROACHES THAT APPLY TO ALL OF THE FOLLOWING GUIDELINES

1.1.1 Maintain original windows wherever possible. The original window type, including shape, size, and material, should be retained. — DESIGN GUIDELINE ILLUSTRATING A PARTICULAR OBJECTIVE. OCCASIONALLY, ADDITIONAL IDENTIFICATION OF DESIGN PRIORITIES FOLLOWS THE GUIDELINE

- Always consider repairing original windows before replacing. If replacement is necessary, replacing in-kind and matching the original window is the preferred treatment. — CLARIFYING BULLETED LIST WITH SPECIFIC APPLICATIONS AND FURTHER INFORMATION
- Where one component is deteriorated or broken (such as a muntin or a lite), repair or replace the individual element rather than replacing the entire window unit.

— WHEN APPLICABLE, LINKS TO ADDITIONAL PUBLISHED INFORMATION ARE INCLUDED

For additional information on windows, see Preservation Brief, "The Repair of Historic Wooden Windows," (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Background Information

2. Background Information

This chapter outlines previous studies of downtown Sonoma and the factors that contribute to the existing regulatory environment. It also includes a summary of the city review process for projects associated with existing buildings, new construction, and demolition, as well as recommendations for project development prior to review.

Sonoma Plaza National Historic Landmark

Sonoma Plaza is one of the earliest designated National Historic Landmarks (NHL). Survey work for Sonoma Plaza was recorded as early as 1958, which preceded the National Historic Preservation Act of 1966. In 1961, the City applied for Registered National Historic Landmark status. The Sonoma Plaza was granted Landmark designation by the Department of the Interior and was dedicated in December 1961. In 1966, with the passage of

the National Historic Preservation Act, landmarks which had already been determined to have national significance were automatically included in the newly created National Register of Historic Places. In 1974, the Sonoma Plaza National Historic Landmark boundary was redefined with respect to its period of significance. Through this process, the focus was placed on the Bear Flag Revolt and the history of California in relation to the Mexican War, and the period of significance therefore encompassed a relatively limited period of time: 1821-1848.

Sonoma Plaza National Register Historic District

In 1992, Michael Crowe of the Western Regional Office of the National Park Service realized that the Sonoma Plaza National Historic Landmark status did not address local historic significance.

Accordingly, he prepared and submitted a nomination for Sonoma Plaza to become a National Register Historic District based on an evaluation that connected downtown buildings to the City of Sonoma's own history. The Sonoma Plaza National Register District, which was established in 1992, includes 82 contributing buildings and 56 non-contributing buildings, five sites (of which three are contributing), one contributing structure, and two contributing objects. The period of significance for the district is 1835-1944.

The nomination describes the bucolic character of the Plaza, characterizes the architecture of the significant and contributing commercial buildings, and describes the residential structures adjoining the commercial district. "The overall integrity of the district both physically and architecturally remains very high," stated the nomination, with changes largely limited to low-rise new construction and

window replacement. The nomination found that contributing buildings retain architectural integrity to their construction date; have integrity of location, and have the ability to convey a sense of the history of change and the district's development during its period of significance.

Sonoma State Historic Park

The Sonoma State Historic Park encompasses a series of key historic attractions in several locations within downtown Sonoma. The park is comprised of the following elements:

- The Mission San Francisco Solano de Sonoma: established by Father Jose Altamira in 1823. Although partially reconstructed, it is the oldest building in Sonoma. This adobe is located northeast of the Plaza.
- The Blue Wing Inn: A two-story adobe, located southeast of the Mission on East Spain Street and built in the 1840s.
- The Sonoma Barracks, the Toscano Hotel, and La Casa Grande: A complex of structures across from the Sonoma Plaza on the north, constructed over the period 1830-1860.

- The Vallejo Home (Lachryma Montis), the home of General Mariano Guadalupe Vallejo: The Gothic-styled Victorian residence is actually a pre-fabricated structure installed in the 1850s at the north side of Sonoma Plaza. This portion of the Sonoma State Park includes 60 acres of open space.

While these properties are not subject to local regulation, they are key elements of the historic setting and contain many of Sonoma's most significant resources.



The Toscano Hotel is one of several historic resources in Sonoma State Park that are integral to downtown Sonoma's character.

California Historical Landmarks

Several registered California Historical Landmarks are located within the Downtown Planning District boundary.¹ These landmarks include:

- Landmark No. 3: Mission San Francisco Solano de Sonoma, constructed in 1823.
- Landmark No. 7: Bear Flag Monument, located within Sonoma Plaza.
- Landmark No. 17: Blue Wing Inn, constructed in 1840.
- Landmark No. 316: Presidio of Sonoma (Sonoma Barracks), constructed in 1836.
- Landmark No. 496: Swiss Hotel, constructed in 1850.
- Landmark No. 501: Salvador Vallejo Adobe, constructed between 1836 and 1846.
- Landmark No. 667: Nash Adobe, constructed in 1847.

¹ The full list of registered California Landmarks in Sonoma County is available from the California Office of Historic Preservation: http://ohp.parks.ca.gov/?page_id=21528

Sonoma County Historic Landmarks

In 1974, the Sonoma County Landmarks Commission was created under Ordinance No. 1768. The same ordinance established procedures to designate local Historic Structures and Historic Districts. According to the Landmarks Commission By-Laws, Historic Landmarks must meet the criteria for eligibility adopted by the Landmarks Commission, which are based on National Register eligibility criteria. Of the 173 Sonoma County Historic Landmarks, twenty-six are in the City of Sonoma, none of which are located within any registered historic districts.

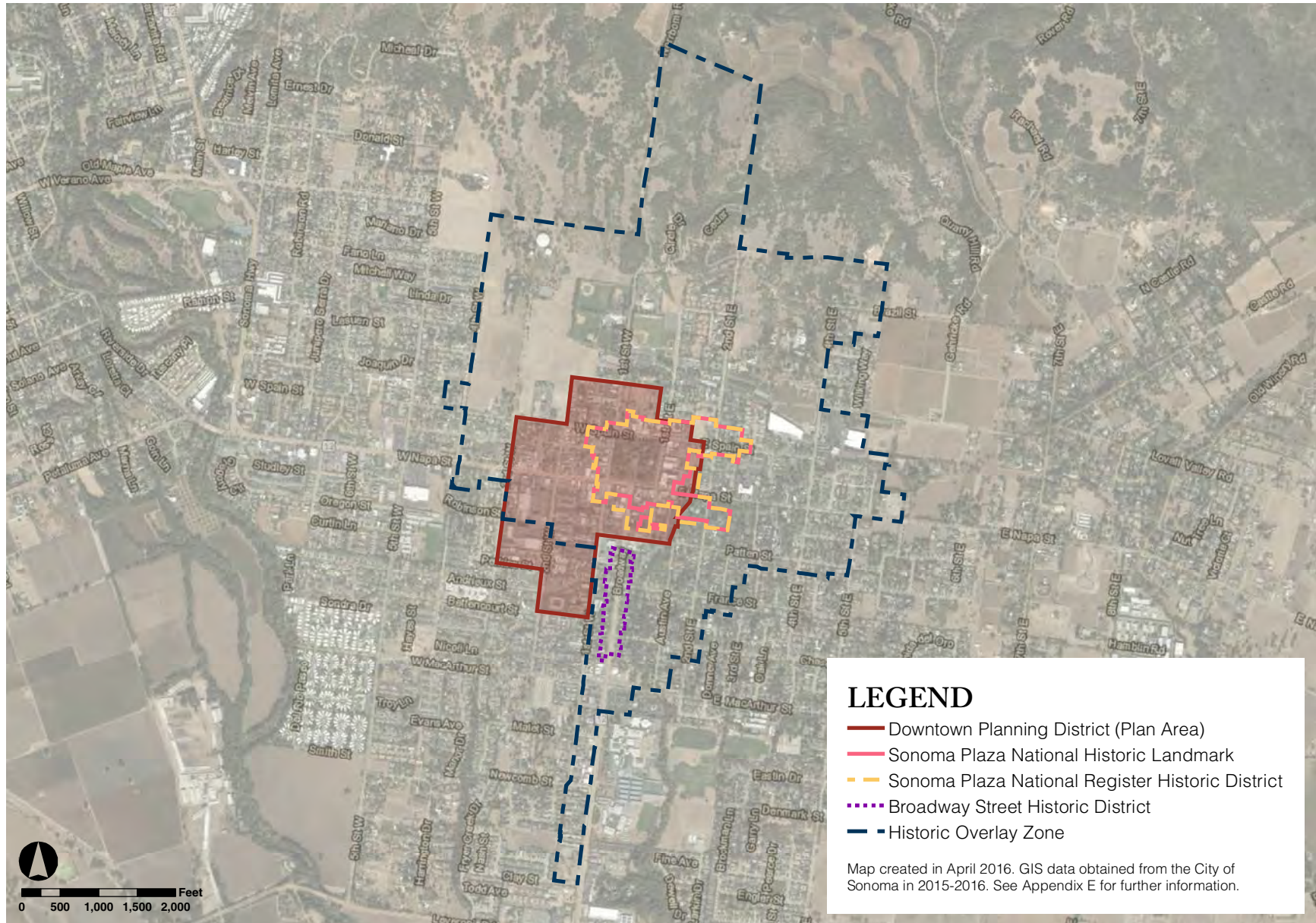


Mission San Francisco Solano de Sonoma (top) and La Casa Grande (bottom) are some of the oldest buildings in Sonoma and important features of the historic downtown area.

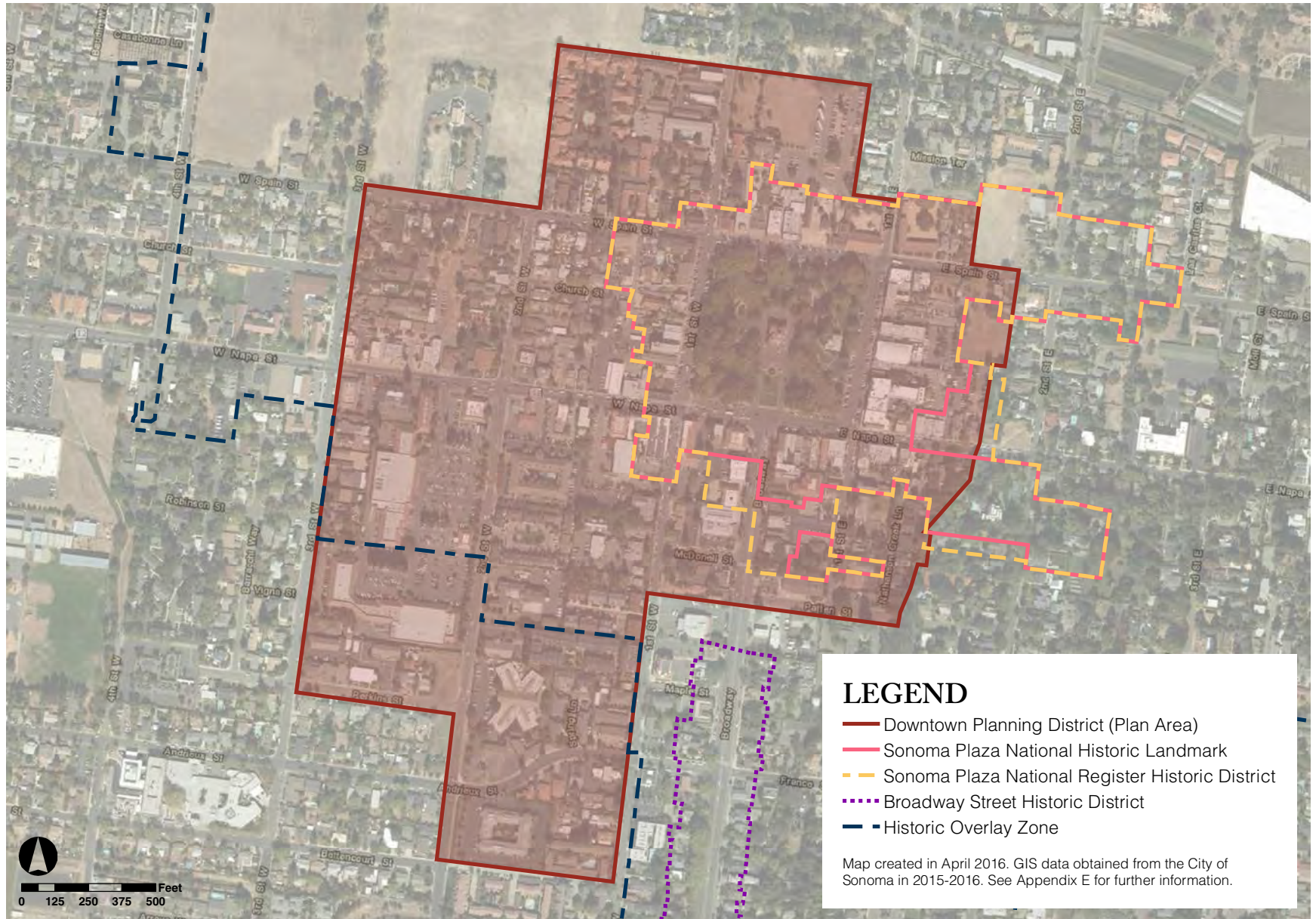
Adopted Inventory of Historic Structures

In 1979, the Sonoma League for Historic Preservation created a historic resource inventory, which was updated in 1998. The inventory originally identified over 100 potentially significant buildings in Sonoma, including those already recognized by the State. Although this inventory has not been formally adopted by the City of Sonoma, it is a recognized guide for determining the potential historic value of age-eligible properties (SMC 19.42.030.A2).

As required to achieve a Certified Local Government certification, the Sonoma City Council adopted a local inventory of historic structures in 2006. The inventory consists of sites and structures within the city already identified by the State Office of Historic Preservation as possessing historic significance (Sonoma City Council Resolution 18-2006).



Map of the Historic Overlay Zone, recognized historic district, and the Downtown Planning District.



Map of the Downtown Planning District and overlapping sections of the Historic Overlay Zone, National Register Historic District, and National Historic Landmark.

Certified Local Government Status

The City of Sonoma became a Certified Local Government (CLG) in October 2014. As a CLG, the City of Sonoma is required to undertake the following actions:

- Enforce appropriate state and local laws and regulations for the designation and protection of historic properties;
- Establish an historic preservation review commission by local ordinance;
- Maintain a system for the survey and inventory of historic properties;
- Provide for public participation in the local preservation program; and
- Satisfactorily perform responsibilities delegated to it by the state.

City of Sonoma Development Code

The City of Sonoma's Development Code, within the City of Sonoma Municipal Code (SMC), is the primary mechanism for implementing requirements pertaining to design guidance. Adopted in 2005, the Development Code established the Design Review Commission and dictates work that may be done within the Historic Overlay zone, which encompasses the majority of the Downtown Planning District area. SMC Chapter 19.42, "Historic Preservation and Infill in the Historic Zone," outlines guidelines that would apply to preservation, adaptive reuse, and infill development within the Historic Overlay Zone, and establishes the designation process for local historic resources or districts. The guidelines outlined in the Development Code apply to "officially designated structures," defined as structures listed with the State Office of Historic Preservation or locally listed, and "structures having potential historical value," meaning age-eligible buildings (50 years old or older) or structures that contribute to the overall character of Sonoma and may be listed on the Sonoma League for Historic Preservation's

inventory of historic structures. See **Appendix E** of this document for the full text of SMC Chapter 19.42.

Historic Overlay Zone

The Historic Overlay Zone was first established by the City of Sonoma in 1974. Its boundaries have changed over the years, with the most recent amendment adopted in 2007 in order to better reflect the concentrations of historic structures and resources within the community. The Historic Overlay Zone encompasses much more of the City of Sonoma than the Downtown Planning District. The purpose of the Historic Overlay Zone is to define an area within which special zoning regulations are applied (e.g., expanded requirements for design review) as a means of protecting historic resources.

Planning Commission

The Planning Commission is a seven-member panel, where six of the members are required to be City of Sonoma residents, including the Chair and Vice Chair. The comprehensive long-term General Plan for the physical development of the

City and surrounding areas is prepared, revised, and implemented by the Planning Commission. The City Council and the SMC delegate authority and responsibilities to the Planning Commission, such as conducting hearings and making recommendations and/or decisions on a range of land use issues (SMC 2.44).

Design Review and Historic Preservation Commission

The Design Review and Historic Preservation Commission (DRHPC) is a five-member panel whose representatives are appointed by the City Council. The DRHPC is responsible for administering the majority of key reviews associated with historic preservation regulations (SMC 2.60.) The DRHPC was created to protect the architectural heritage of Sonoma, identify and review the significance of historic resources, and promote a level of excellence in the built environment (SMC 2.60.010).

The DRHPC is responsible for reviewing:

- The demolition of any structure fifty years old or older is subject to the review and approval of the DRHPC (SMC 19.54.090).

This review includes findings designed to prevent the demolition of historically significant structures.

- All new commercial, mixed-use, and multi-family development is subject to design review, whether inside or outside of the Historic Overlay Zone. In addition, exterior changes to commercial or mixed-use structures that entail the issuance of a building permit are subject to design review.
- Within the Historic Overlay zone, the following types of residential development are subject to design review:
 - Alterations to residences constructed prior to 1945 and for which a building permit is required that increases floor area by 10% or 200 square feet (whichever is greater).
 - Alterations to residences constructed prior to 1945 for which a building permit is required that result in changes to the primary elevation or a street-side elevation.

- Alterations to residences constructed prior to 1945 for which a building permit is required that result in a change in the roof structure (pitch or height).
- The development of any new residence. (SMC 19.10.030.C.2 and 19.54.080)

Adaptive Reuse Requirements

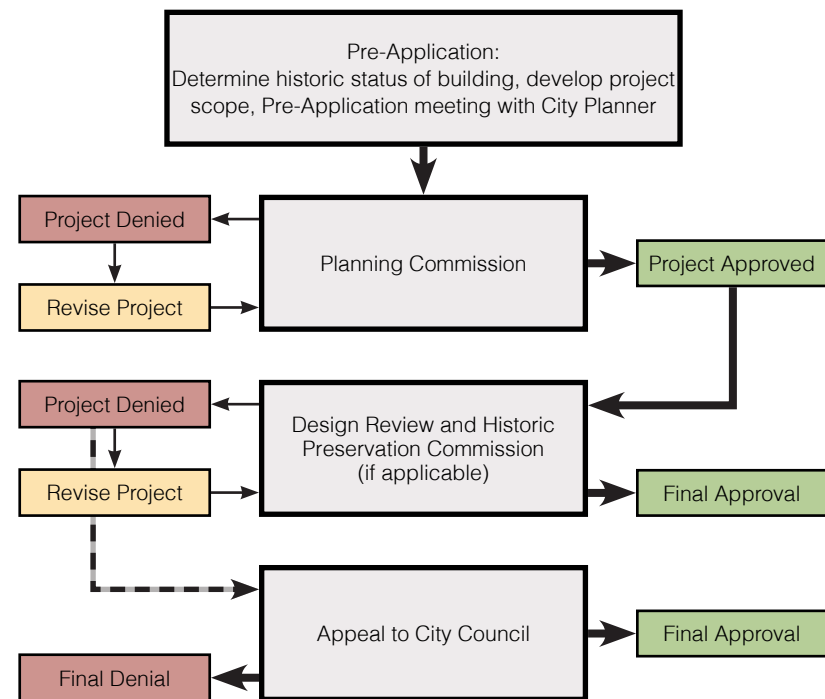
The Development Code provides for the adaptive reuse of historic buildings, subject to the review and approval of the Planning Commission. Within the Historic Overlay Zone, adaptive reuse is an option for officially designated buildings as well as potentially historic buildings. Outside of the Historic Overlay Zone, adaptive reuse is allowed for buildings having an official designation as documented by the State Office of Historic Preservation or that are locally-listed as historic resources. Adaptive reuse incentives include increased density allowances and specified commercial uses, including bed and breakfast inns, hotels, limited retail, professional offices, and restaurants (SMC 19.42.020).

Existing City of Sonoma Project Design Review Processes

The following flowcharts illustrate the current review processes outlined in the City's Development Code. The first two flowcharts depict the process for site design and architectural review, including reviewing proposed projects associated with buildings constructed prior to 1945 or new construction within the City of Sonoma's Downtown District. The third flowchart indicates the review process for a project that requires a demolition permit.

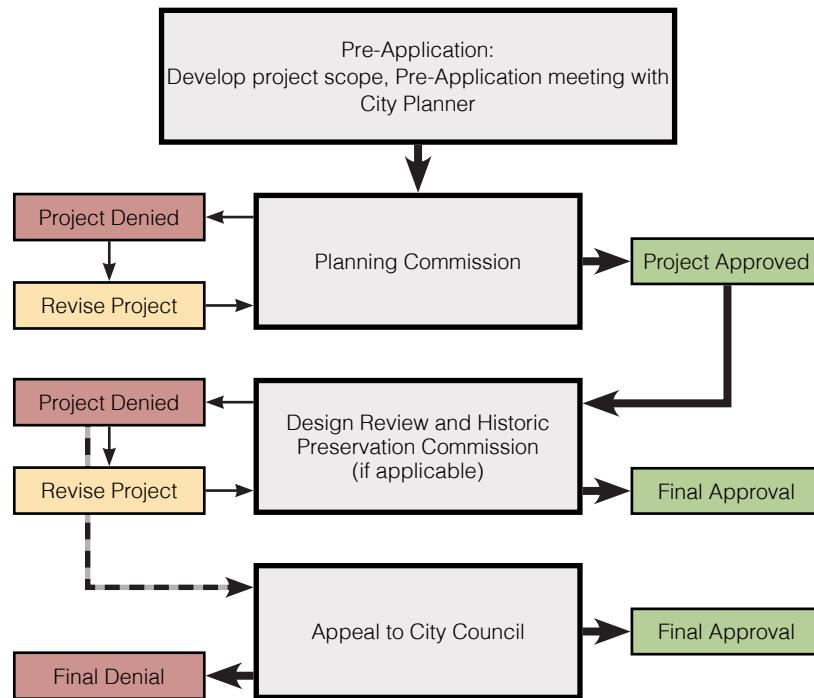
Review Process for Alterations to Existing Buildings

Below is a flowchart depicting the local design review process for projects involving an existing building and/or site. Some projects may not require Planning Commission review and will proceed directly to DRHPC review. See SMC 19.52 and 19.54 for more information.



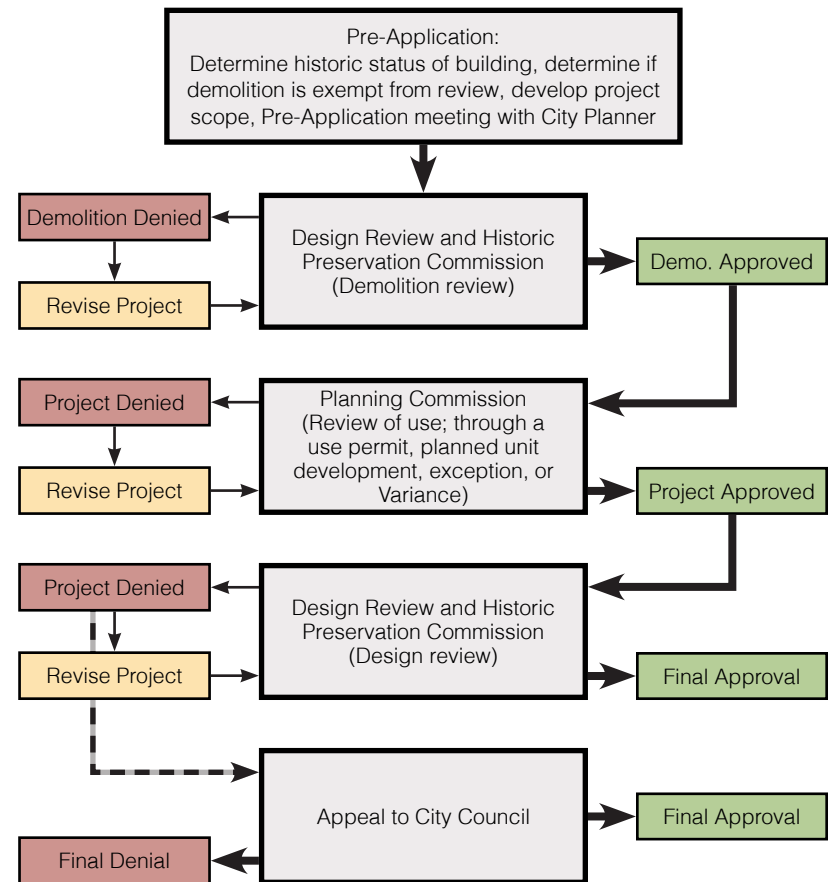
Review Process for New Building Construction

Below is a flowchart depicting the local design review process for a project that involves construction of a new building and/or site within the Historic Overlay Zone. Some projects may not require Planning Commission review and will proceed directly to DRHPC review. See SMC 19.52 and 19.54 for more information.



Review Process for Demolition Permit

Below is a flowchart depicting the local design review process for a project that requires a demolition permit. Some projects may not require Planning Commission review and will proceed directly to DRHPC review. Projects requiring demolition permits may be reviewed twice by the DRHPC (SMC 19.54.090.H). See SMC 19.52 and 19.54 for more information.



Recommendations for Project Development

This section provides recommended age-eligibility considerations, steps for project planning, and helpful questions to consider when anticipating project review by the City of Sonoma.

Age Eligibility for Potential Historic Resources

While the City of Sonoma currently reviews projects associated with buildings constructed before 1945 (SMC 19.54.080), the Downtown Sonoma Historic Preservation Design Guidelines recommends the review of projects associated with buildings that are 50 or more years old. The age of a property is often the first determination of its potential as a historic resource. The generally established threshold for age eligibility, as described in the National Register of Historic Places, is 50 years old. The Design Guidelines use the 50-year threshold for considering potential historic value. The map on **page 34** depicts age-eligible properties within the Downtown Planning District as of 2016. These age-eligible properties include previously

determined historic resources, such as the contributing buildings to the Sonoma Plaza National Register Historic District and the Sonoma Plaza National Historic Landmark, as well as properties that may be found to be historic resources through further study and evaluation.

Existing Building:

1. Determine if the building is already a designated historic resource:
 - Has the building been previously recognized as a historic building? Is it a contributor to the Sonoma Plaza Historic District?
 - Is it individually significant, and for what reason(s)? What are its character-defining physical features?
 - Seek historic documentation (survey reports, historic photographs, etc.) from local organizations and repositories, including the Sonoma League for Historic Preservation and the Sonoma Valley Historical Society. This may provide a better understanding of the building's historic significance and help inform the project design.
2. Determine if the building was constructed prior to 1945 and/or is age-eligible (at least 50 years old) and potentially historically significant:
 - What are its character-defining physical features?
 - Seek historic documentation (survey reports, historic photographs, etc.) from local organizations and repositories, including the Sonoma League for Historic Preservation and the Sonoma Valley Historical Society. This may provide information for evaluation of significance and help inform the project design.
 - Undertake a Historic Resource Evaluation report written by a professional with qualifications approved by the DRHPC, which includes an architectural description, historic context, and evaluation of significance.
 - Is the building individually significant according to local register criteria or California Register of Historical

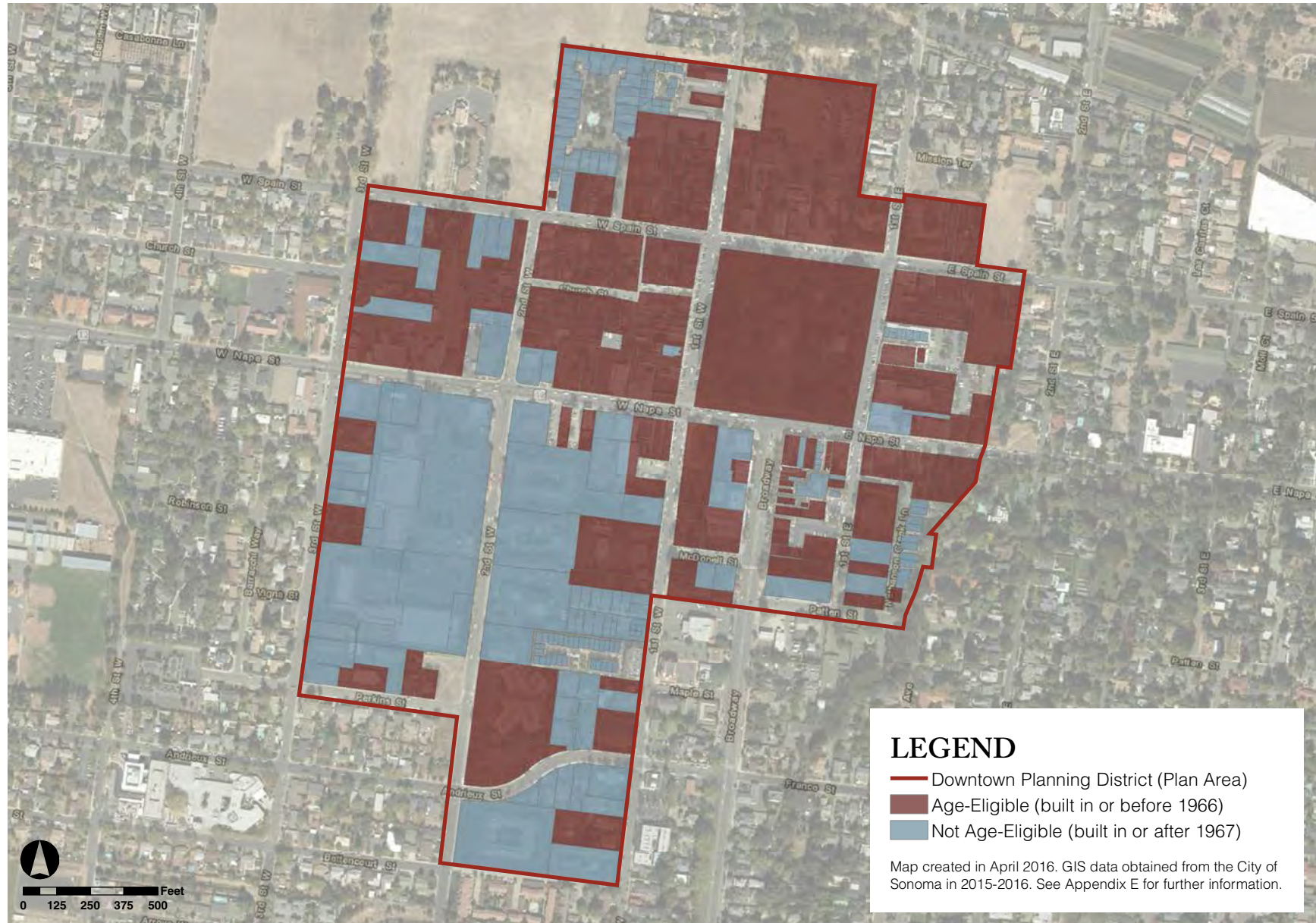
- Resources criteria, and for what reason(s)?
- What are its character-defining physical features?
 - Does the building retain integrity, per the National Register of Historic Places definition?
3. Define program requirements:
- What is the project? What is the desired outcome?
 - What improvements are necessary?
 - How does this project integrate with the character and uses of nearby buildings?
4. Determine appropriate building treatment:
- Refer to the City of Sonoma General Plan and SMC Title 19: Integrated Development Regulations and Guidelines (Development Code).
 - Refer to the appropriate section of the Downtown Sonoma Historic Preservation Design Guidelines for recommendations and design strategies.
 - Option: Request a Pre-Application Review with Planning Department staff.

5. Finalize scope and design concept:
- To prepare for City review, consider developing demolition plans, visual models, simulations, and/or streetscape renderings to illustrate how alterations, particularly additions, comply with the guidelines.
6. Review by Planning Commission and DRHPC per the flowcharts on **pages 30 and 31**.

New Building:

1. Determine the significance of the surrounding area:
- Is the proposed project within the Sonoma Plaza National Historic District, the Sonoma Plaza National Register Landmark, or the Historic Overlay Zone?
 - Is the proposed project near or adjacent to any identified historic resources?
 - What are the defining characteristics of the neighborhood?
2. Define program requirements:

- What is the project? What is the desired outcome?
 - How does this project integrate with the character and uses of nearby buildings?
3. Determine appropriate building treatment:
- Refer to the City of Sonoma General Plan and SMC Title 19: Integrated Development Regulations and Guidelines (Development Code).
 - Refer to the appropriate section of the Downtown Sonoma Historic Preservation Design Guidelines for recommendations and design strategies.
 - Option: Request a Pre-Application Review with Planning Department staff.
4. Finalize scope and design concept:
- To prepare for City review, consider developing demolition plans, visual models, simulations, and/or streetscape renderings to illustrate how the new construction complies with the guidelines.
5. Review by Planning Commission and DRHPC per the flowcharts on **pages 30 and 31**.



Map of age-eligible properties within the Downtown Planning District (eligibility calculated as of 2016)

Downtown Planning District Character

3. Downtown Planning District Character

Character-Defining Features of the Downtown Planning District

The Downtown Planning District is characterized by a variety of architectural styles. This section presents the most prevalent architectural styles found in the neighborhood and describes features that commonly belong to those styles. The following lists of features should not be understood to be comprehensive and complete. Rather, they are meant to assist downtown Sonoma property owners and City staff to understand the stylistic qualities of the buildings in the area and to identify those elements that define their visual character. Gaining such an understanding will be important when using the guidelines included later in this document.

Note that some buildings may not have a single style but instead combine elements from more than one, so character-defining features may come from more than one list. Those buildings with a combination of styles should not be thought of as “impure” examples. Instead, they should be recognized for adding to the architectural variety that is characteristic of downtown Sonoma.





GABLED ROOF

ONE-AND-A-HALF
STORY HEIGHT

SIMPLE TRIM

FULL-WIDTH ENTRY
PORCH AND STEPS

WOOD SIDING

Vernacular Cottage

Characterized by an overall simplicity and functionality, the vernacular residential style is found throughout the Downtown District. Residences usually exhibit simple designs and were constructed through many decades.

Character-defining features include:

- One or one-and-a-half story in height
- Raised first story
- Gable, hip, or cross gabled roof
- Double-hung windows
- Full-width or partial entry porch with steps
- Simple wood railings on porch or steps
- Wood siding
- Simple trim
- Shallow front yard
- Side or rear parking





DOMINANT FRONT-FACING GABLE

PYRAMIDAL ROOF

CUTAWAY BAY WINDOW WITH TRIMMED OVERHANGS

DECORATIVE DETAILING AT BRACKETS, POSTS, AND SPINDLES

Queen Anne Victorian

The Queen Anne style is one of several “Victorian” styles that emerged around the turn of the 20th century. Application of this style in Sonoma is found in simple one-story cottages with the occasional grander iterations. The Queen Anne style is usually applied to residential construction. It is most easily identified by elaborate wood-cut ornament and steeply gabled roof-forms. Character-defining features include:

- Steeply-pitched gabled, pyramidal, or cross-gabled roofs, usually with dominant front-facing gable
- Asymmetrical massing
- Towers
- Wood clapboard siding
- Patterned shingles, especially in gabled ends
- Variations in siding between stories
- Cutaway bay windows (with trimmed overhangs)
- Ground-level porches
- Various fenestration
- Decorative detailing (spindles, posts, finials, half-timbering)





GABLED ROOF

SHED DORMER WINDOW

OVERHANGING ROOF EAVE AND EXPOSED RAFTER TAILS

WOOD SIDING

PARTIAL FRONT PORCH WITH SQUARE COLUMNS

Craftsman Bungalow

The Craftsman style is a term applied to residential homes that have clear similarities to the work of California architects (and brothers) Greene and Greene. Popular from the 1900s into the 1930s, Craftsman style homes are known for low-pitched gabled roofs with wide, unenclosed eave overhangs, decorative beams or braces, tapered square columns or pedestals and extending porch elements. Small craftsmen bungalows can be found in communities throughout the state.

Character-defining features include:

- One-to-two stories in height
- Gabled or cross-gabled roof, often featuring a dormer window
- Full or partial front porch
- Tapered square columns or pedestals
- Overhanging roof eaves and exposed rafter tails
- Exposed beams or braces under gables
- Gabled or shed dormers
- Wood siding





- PITCHED ROOF WITH RED, CLAY BARREL TILES
- WIDE OVERHANGING ROOF EAVE
- MULTIPLE OPENINGS AT SECOND STORY
- FULL WIDTH SECOND STORY PORCH; FIRST STORY ARCADE; SIMPLE WOOD POSTS
- ADOBE CONSTRUCTION WITH SMOOTH WALL FINISH
- SMALL WINDOW OPENINGS

Spanish Colonial (Adobe)

In California, the early Spanish and Mexican settlers created buildings with a simplified architectural vocabulary rooted in regional traditions. Though not as ornate as earlier prototypes, the style was characterized by low-pitched or flat roofs, thick masonry walls of adobe brick or rubble stone, and small window openings. This style, widely known as Spanish Colonial, was executed in adobe, which described both the building material and the structure itself. Character-defining features include:

- One-to-two stories in height
- Adobe/mud brick construction usually with a smooth wall finish
- Linear plan or courtyard plan
- Pitched tile roof
- Wide overhangs
- Multiple entrances
- Small windows
- Full width porches with balustrades and simple posts,
- Second story balcony, usually cantilevered (or with posts to create ground level arcade)





RED, BARREL TILE
ORNAMENTATION AT
ROOFLINE

FLAT ROOF

STUCCO CLADDING

ARCHED OPENING

RECESSED ENTRY

Mission Revival

California is the birthplace of the Mission Revival style. It is rooted in local interpretations of traditional Spanish, Native American, and Mexican design and construction techniques, which were indigenous to the area, and it emerged as the result of a search for an idealized regional style. By the 1920s, the Mission Revival in California was joined by the more elaborate Mediterranean and Spanish Colonial Revival variants. The Mission Revival style began to fade from favor after World War I. Character-defining features include:

- Stucco cladding in smooth or textured finish
- Sculpted dormers or parapets
- Red, barrel tile roofs or ornamentation at roofline
- Recessed entries, multiple doorways
- Low-pitched or flat roofs
- Arcades / arcaded porches
- Arches and arched openings
- Multi-lite windows
- Lack of decorative detailing, excepting the later elaborate variants of the style.





- FULL HEIGHT FENESTRATION
- SIMPLE POSTS
- SECOND STORY BALCONY
- FIRST STORY ARCADE
- STUCCO CLADDING

Monterey Colonial

The Monterey Colonial style is a popular variant of the Spanish Colonial style in Sonoma and elsewhere in Northern California. The style blends adobe construction techniques and details with other types of Colonial Revival massing and siting (typical to New England). The original examples of this style emerged in California in the mid-19th century and are most often identified by two story, full-width porches under a pitched roof. The Monterey Colonial Revival style was popular starting in the 1920s through the 1950s. Character-defining features include:

- Two story height
- Low-pitched roof
- Second story balcony, usually cantilevered under an extension of the roof
- First story arcade
- Simple posts on balcony
- Adobe and concrete construction
- Stucco, brick, and wood cladding
- Shingle or tile roofs
- Full height fenestration
- Shutters





L-SHAPED PLAN;
CROSS-GABLED
ROOF

EMPHASIS ON
HORIZONTALITY

SIMPLE
FENESTRATION

PARTIAL PORCH

Ranch

Ranch style architecture is a uniquely American residential building type that originated in California in the mid-1930s. The style gained popularity during the 1940s and became the dominant style throughout the country during the decades of the 1950s and 1960s. A typical Ranch style house features an asymmetrical one-story mass that included a built-in garage capped with a low-pitched roof that was either hipped, cross-gabled or side-gabled. Character-defining features include:

- One story in height
- Asymmetrical primary façade
- Low pitched roof
- Rectangular or L-shape plan
- Street-facing attached garage
- Horizontal emphasis
- Wood construction
- Partial porches
- Simple fenestration
- Decorative shutters
- Often set behind a front yard





SIMPLE CUBIC FORM, STRONG RIGHT ANGLES, AND FLAT ROOF

LARGE STEEL-FRAME WINDOWS

STUCCO-CLAD METAL RIBS DIVIDING PRIMARY FAÇADE

STACKED GLAZED TILE CLADDING

METAL AWNINGS AND CANOPY AT STOREFRONT

Mid-Century Modern

The Modern style began emerging during the 1930s but reached its height in popularity between 1945 and 1965. The style incorporates the use of bright or contrasting colors, horizontality, asymmetrical façades, and strong geometric forms. Mid-century designs are sprinkled throughout Sonoma. The style occasionally took cues from historical styles such as Monterey Colonial. Some character-defining features include:

- Projecting eaves, exposed rafters, and cantilevered overhangs
- Flat, shed or low-pitched gabled roof forms
- Articulated primary façades
- Stucco, wood, or corrugated siding, and stacked roman brick or stone veneer
- Expressed post and beam construction
- Strong right angles and simple cubic forms
- Projecting vertical elements
- Large steel- or wood-framed windows
- Recessed commercial vestibules
- Atrium or courtyard entryways
- Overhanging trellises, sunshades, and pergolas
- Integrated planters
- Metal awnings or canopies (zigzag, corrugated metal, or sheet metal)





- PRESSED METAL CLADDING
- MASONRY CLADDING
- REGULAR FENESTRATION WITH SEGMENTAL ARCHES
- LINTEL ABOVE STOREFRONT
- TRANSMOM WINDOWS
- RECESSED STOREFRONT ENTRANCE

19th and 20th Century Commercial

19th and 20th century American commercial buildings often employed masonry construction, restrained ornament, and multi-story heights to create a solid streetwall in downtown areas. Large open storefronts typically make up the ground floor with smaller, symmetrical window openings at the upper stories. Character-defining features include:

- Masonry construction / masonry wall surfaces
- Exterior materials include wood and pressed metal
- Decorative cornice
- Belt courses
- Recessed entry
- Lintel above storefront
- Transom windows
- Regular fenestration pattern
- Rounded arch window openings
- Shaped parapet or prominent roof feature





PARAPET WITH GABLED ROOF BEHIND

DECORATIVE WOOD FRIEZE AND BRACKETED CORNICE

HORIZONTAL WOOD SIDING

LARGE STOREFRONT WINDOWS

NO SETBACK FROM SIDEWALK

Flat Front Italianate

The Flat Front Italianate is a style commonly used for small commercial businesses between the 1860s and 1890s. The flat façade conceals a gabled roof behind, creating a more cohesive block face. Ornament is mostly limited to the upper portion of the façade. Character-defining features include:

- One to two story height
- Gabled roofs with a high parapet to give the impression of a flat roofline
- Usually wood construction
- Large storefront windows, transom windows
- Distinctive wood frieze and bracketed cornice
- No setback from street
- Recessed entry





SHAPED PARAPET

MOLDINGS AND CORNICE

BELT COURSES AND PILASTERS

GLAZED TILE VENEER

ROUNDED ARCH TRANSOM WINDOWS

RECESSED STOREFRONT ENTRANCE

Classical Revival

A renewal of interest in Classical architecture occurred in the late 19th and early 20th centuries. Inspired by the “White City” of the 1893 World’s Columbian Exposition in Chicago and the grand Beaux Arts style, the Classical Revival style incorporated a simplified and often flattened use of classical elements like columns, belt courses, and cornices. An emphasis on symmetry and references to Classical ornament defined the style. Classical Revival style buildings in Sonoma are commonly commercial buildings. Character-defining features include:

- Symmetrical façades
- Brick construction
- Sometimes glazed tile cladding
- Attached columns or pilasters
- Parapets
- Geometric or floral decorative features
- Rounded arch windows and openings
- Belt courses
- Dentil molding and molded cornices





TWO-STORY HEIGHT AND GABLED ROOF COMMON

VINYL-FRAME SLIDING WINDOWS

BOARD AND BATTEN SIDING

Contemporary

Contemporary buildings include those which have been built in recent decades and are not clearly identifiable within the historic array of architectural styles. Contemporary buildings sometimes draw inspiration from historic design in their detailing or façade treatment, but they differentiate themselves in use, materials, and scale. Character-defining features include:

- A variety of cladding materials such as concrete, stucco, vertical board siding, vinyl siding, and masonry veneer
- Sometimes adopts elements (such as roof forms or balconies) from older, nearby buildings
- Many contemporary buildings in Sonoma have mixed uses.



IRREGULAR ROOFLINES



Less Common Architectural Styles

Gothic Revival

The Gothic Revival style emerged in the mid-19th century as part of the picturesque and romantic movements in architecture. The style was particularly popular in church design. Gothic Revival is not common in Sonoma but is present within the National Register Historic District and National Historic Landmark. Character-defining features include:

- Pointed Gothic-arch windows
- Front gables roofs, often steeply pitched
- Wood construction
- Often asymmetrical massing and arrangement



Carpenter Gothic

The Carpenter Gothic style is a variation on the Gothic Revival that is distinguished by an extensive use of exterior ornament. The name derives from a proliferation of incised wood trim and decorative elements that were mass-produced by newly available woodworking machines and jigsaws.

Character-defining features include:

- Incised wood trim, brackets, and finials
- Vertical board and batten wood siding

Sub-Areas Within the Downtown Planning District

Historic resources within the Downtown Planning District boundary include many historic building types that range in construction date from the early 19th century to the mid-20th century. The historic commercial core is mostly located within the Sonoma Plaza Historic District and National Historic Landmark, centered around the plaza itself. A variety of architectural styles creates diversity and represents a continuum of the history that has shaped Sonoma. Commercial activity has gradually spread west and south of the historic core, and the most recent commercial development has occurred in the southwest portion of the Downtown Planning District boundary. Clusters of historic residential buildings are located in the eastern portion of the District, the northwest portion, and scattered within the southern area. As commercial activity has spread from Sonoma Plaza, much of the Downtown Planning District is characterized by mixed-use buildings.

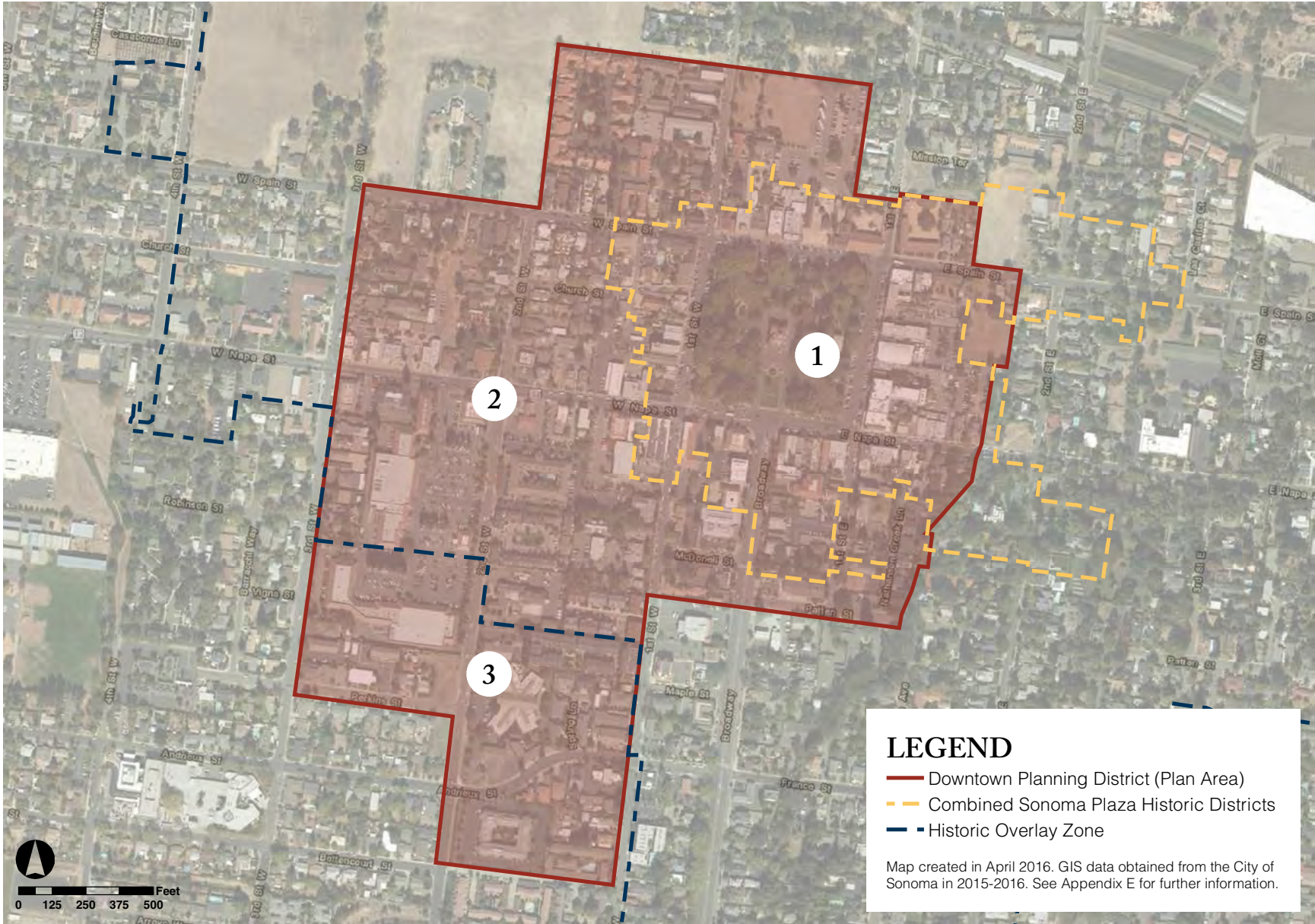


Corner of Perkins and W. Second Sonoma *Penick 3/2016*



For these design guidelines, three sub-areas within the Downtown Planning District have been identified. The first sub-area is determined by the boundaries of the National Register Historic District and National Historic Landmark District. The second sub-area is located outside of the historic districts but still within the Historic Overlay Zone established by the City of Sonoma. The third sub-area encompasses the southernmost portion of the Downtown Planning District and is located outside of the Historic Overlay Zone. The purpose of identifying these sub-areas is to clearly define the pre-existing conditions and polices that apply to each area. The goal is to encourage high-quality design and development that addresses the three sub-areas in appropriate ways.

The Downtown Planning District is surrounded by other areas that possess historic character. These include the Broadway Street Historic District and residential areas immediately east and north of the Downtown Planning District. These areas are significant to the overall context and historic fabric of Sonoma. While some of the guidelines in this document may be relevant to other historic areas of Sonoma, those areas are not included within the boundary of the Downtown Planning District and therefore are not specifically addressed in the Historic Preservation Design Guidelines.



Map indicating the three identified sub-areas within the Downtown Planning District.

Sub-Area 1: Within National Register Historic District and National Historic Landmark

The boundary for Sub-Area 1 with the Downtown Planning District is defined by the combined boundaries of the Sonoma Plaza National Register Historic District and NHL. The resources within this area are a mix of commercial and residential, with the commercial properties primarily clustered around Sonoma Plaza. This area contains some of the most historically significant civic and institutional properties within the City of Sonoma, including Sonoma Plaza and the Bear Flag Monument, City Hall, Mission San Francisco Solano de Sonoma. This area also contains the visitor's center.

Characteristics of Sub-Area 1

Boundaries

- Encompasses the eastern portion of the Downtown Planning District.
- Overlaps with Sonoma State Historic Park properties including Mission San Francisco Solano.

- The eastern portions of the National Register Historic District and National Historic Landmark are outside of the Downtown Planning District's boundary.

Streetscape

- Centered around the historic plaza, which contains open green space and city buildings.
- Mature trees are located throughout the plaza.
- Medium-sized street trees, sparse on the outer sides of the blocks surrounding the Plaza and primarily lining Broadway at regular intervals
- The commercial district is comprised of retail, office, and hotels.
- Wide sidewalks invite space for window shopping or outdoor seating.
- Street parking is characterized by angled spaces.
- Several surface parking lots are located adjacent to or behind buildings.

Buildings

- Many iconic historic buildings are located within and contribute to the Sonoma Plaza National Register Historic District and NHL.
- Buildings are one to three stories in height.
- Most buildings fill their parcel frontage and range in width from approximately 20 feet to 120 feet.
- Roof forms around Sonoma Plaza include flat, gable, cross-gable, and deck roofing.
- Dominant materials include brick, horizontal wood siding, adobe, and textured stucco cladding; wood and steel sash windows; and glazed wood doors.
- Porches, flat or shed awnings, and/or second story balconies project from most buildings.
- A few Mid-century modern and contemporary buildings are interspersed among the historic buildings.

- Styles include but are not limited to Spanish Colonial Revival, Monterey Colonial, Mission Revival, 19th Century Flat Front Vernacular, Renaissance Revival, and Mid-century Modern. The range of historic architectural styles is a primary characteristic of the sub-area.
- Several residential properties within this area have been converted to commercial use.



Character images of Sub-Area 1. Clockwise from upper left: commercial buildings at the intersection of E. Napa Street and 1st Street E.; historic cottage adjacent to Mission San Francisco Solano; low scale buildings and open views near Sonoma Plaza along E. Spain Street; historic commercial building at 1st Street W.

Sub-Area 2: Outside Historic District and Landmark Boundary, Inside Historic Overlay Zone

The boundary for Sub-Area 2 within the Downtown Planning District is defined by the western boundaries of the Sonoma Plaza Historic District and NHL and the southern boundary of the Historic Overlay Zone. This sub-area is the largest of the three areas and contains the largest mix of historic and non-historic properties and of residential, commercial, and mixed uses building types.

Characteristics of Sub-Area 2

Boundaries

- Comprises the northern and western-most portions of the Downtown Planning District, as well as a small portion of Broadway south of the Sonoma Plaza Historic District.
- Western boundary is 3rd Street West.

Streetscape

- Includes a mixture of contemporary commercial development to the south and historic, post-war, and contemporary residential buildings to the north.

- There are several surface parking areas that front properties along the street.
 - Includes half of the Sonoma Marketplace Shopping Center with its surface parking, parking lot trees, and street trees.
 - Residences feature landscaped front yards with lawns, mature trees, and other shrubs.
 - Sparse street trees line the sidewalk.
 - Sidewalks are paved and of average width.
 - Parking is typically parallel to the sidewalk and off-street parking is in surface lots or driveways.
- Buildings**
- Contains a mixture of single-family and multi-unit residential buildings, as well as commercial buildings.
 - W. Napa Street contains both historic and contemporary commercial buildings.
 - Contemporary, higher-density housing is found at the northern and southern areas of the sub-area. Historic residences are concentrated in the northwestern portion of the sub-area.
 - Buildings are mostly one to two stories in height, with a few three-story buildings.
 - Many of the historic residential buildings have been converted to commercial use.
 - Setbacks range from immediately adjacent to the street to approximately 20 feet.
 - Driveways lead to garages and other outbuildings, typically found at the rear of residential properties.
 - Styles include but are not limited to Monterey Colonial, Mission Revival, Folk Victorian, Ranch, Craftsman, and Contemporary.
 - Dominant materials include horizontal wood siding and stucco cladding, wood sash windows, and wood doors.
 - Roofs are primarily gabled and hipped on residences, and flat, gable, and hipped on commercial buildings.
 - Residences typically feature front porches and occasionally have balconies at a second story.



Character images of Sub-Area 2. Clockwise from upper left: office buildings; residence and secondary building constructed on the rear portion of the lot; Sonoma Marketplace Shopping Center at 2nd Street W.; central lawn at Firehouse Village at 2nd Street W.;

Sub-Area 3: Outside Historic Overlay Zone

The boundary for Sub-Area 3 within the Downtown Planning District is defined to the north by the boundary of the Historic Overlay Zone. This sub-area is the smallest of the three sub-areas and contains a mixture of commercial, institutional, and residential buildings.

Characteristics of Sub-Area 3

Boundaries

- Comprises the southernmost portion of the Downtown Planning District, south of the Historic Overlay Zone boundary.

Streetscape

- Surface parking lots front most commercial and institutional buildings, with additional parking behind the buildings.
- Sub-Area 3 includes one undeveloped lot at 2nd Street West and Perkins Street, as well as many under-developed lots with expanses of paved surface parking, especially along 2nd Street West.

- Residential properties feature landscaped front yards with mature trees and other shrubs.
- Small scale street trees line Andrieux Street while mature trees line 1st Street West.
- Sidewalks are paved and of average width.
- Buildings are one to three stories in height.
- Roof forms vary greatly and include flat, gable, hip, and shed roofs.
- Materials found in Sub-Area 3 include wood (vertical and horizontal siding), stucco, masonry (brick and stone) veneer, rounded clay roof tile, and ceramic tile.
- Styles include but are not limited to Contemporary, Mission Revival, Craftsman, and Mid-Century Modern.

Buildings

- Sub-Area 3 contains a mixture of residential, commercial, and institutional buildings.
- Visually dominant buildings are primarily found on 2nd Street West and Andrieux Street, and include the Lighthouse Christian Church at 2nd Street West and Andrieux Street, the Golden Living Center – London House Sonoma, a senior assisted living center at 678 2nd Street West, the Medical Plaza at 181 Andrieux Street, and the southern half of the Sonoma Marketplace Shopping Center.
- Residential buildings are generally concentrated along Perkins Street, Andrieux Street, and 1st Street West. Two multi-unit residential groups are located along the west side of 1st Street West.



Character images of Sub-Area 3. Clockwise from upper left: contemporary office building; multi-family apartment building; two residences constructed on one lot; Lighthouse Church building at Andrieux Street.

Sub-Area Specific Guidance

As described previously, the Downtown Planning District has been divided into three sub-areas, defined both by their physical characteristics and the boundaries of the National Register Historic District, National Historic Landmark, and Historic Overlay Zone. The following section describes approaches and design objectives that are appropriate for each sub-area. In general, the sub-areas are categorized hierarchically – guidelines in Sub-Area 1 are applied the most strictly, while some flexibility is allowed in Sub-Area 2, and the greatest amount of flexibility applies to Sub-Area 3. However, the intent of the guidelines remains consistent throughout all sub-areas, and applicable guidelines will be dependent upon the type of project and the historic status of the building or its adjacencies. The treatment of historic buildings remains consistent throughout the sub-areas, while more freedom for non-historic buildings and new design is possible in Sub-Areas 2 and 3. Each sub-area contributes to the larger Downtown Planning District of Sonoma, and thoughtful design throughout all areas will enhance the built environment of this historic city.



Sub-Area 1: Within National Register Historic District and National Historic Landmark

Generally, the streetscape surrounding the Sonoma Plaza should be activated on the sidewalk. This can be achieved through the use of landscaping, lighting, and street-level transparency for commercial and mixed-use buildings. Surface parking lots or parking lots visible from the street, particularly in new developments, should be avoided. Diversity of use is encouraged, though an overall visual unity achieved through compatible scale and materials—one- to three-story buildings with brick, horizontal wood, or stucco cladding—as well as a visual connection to Sonoma Plaza should be maintained. The character and rhythm of downtown Sonoma established by the Plaza and commercial core should be reinforced and enhanced through the maintenance and restoration of existing buildings, compatible additions, and sensitive new construction that is subservient to the adjacent historic buildings.

Sub-Area 2: Outside Historic District and Landmark Boundary, Inside Historic Overlay Zone

The streetscapes located in this area should serve as seamless transition zones into the most historic core of Sonoma. A mix of residential and commercial uses should remain. Commercial activity should concentrate along West Napa Street, a busy roadway leading into the historic plaza area. Existing concentrations of residences in the northwestern portion and along the western border of the plan area should be retained. Additional surface parking lots or parking lots visible from the street are discouraged, especially along West Napa Street. The walkability and pedestrian experience of this sub-area, particularly where immediately adjacent to Sub-Area 1, should be enhanced with trees and street furniture. Changes in Sub-Area 2 should be considered based on their specific location and proximity to historic resources in order to reinforce the historic character and support a context-sensitive sub-area. Particular attention should be paid to 1st Street West, West Napa Street, and West Spain Street, as they are primary approaches to Sub-Area 1.

Sub-Area 3: Outside Historic Overlay Zone

This sub-area is currently outside of the historic district and the Historic Overlay Zone, and therefore it has the most opportunity for new development. The design objective for this sub-area is to unify the commercial and housing developments with the rest of downtown Sonoma in order to provide a more cohesive urban character. This can be achieved through appropriate scale and massing, and sensitive and innovative design for new development. Much of this area serves as a transition zone into the more concentrated historic parts of Sonoma. Sub-Area 3 contains many opportunities to increase Sonoma’s housing stock, especially multi-family housing and mixed-use development.

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Guidelines for Repairing and Altering Existing Buildings

4. Guidelines for Repairing and Altering Existing Buildings

This chapter addresses recommendations for projects that involve repairs and alterations to existing historic and non-historic buildings. The historic status of the building and the condition of the existing fabric will inform the scope and approach of the proposed project. The first portion of this chapter focuses on maintenance and rehabilitation guidelines for historic and potentially historic buildings located within the Downtown Planning District. Historic buildings in Sonoma represent a range of architectural styles and illustrate the city's development over time. Sonoma's most historic buildings – significant at the local, state, and national levels – are concentrated around Sonoma Plaza and within the downtown area. Maintaining Sonoma's historic resources is crucial to preserving the historic charm and character of the city.

The second portion of this chapter provides broad guidance regarding alterations of non-

historic buildings, particularly with respect to the surrounding historic environment.

Additional resources listed throughout the chapter should be consulted for details on specific technical approaches that residents can use to follow the guidelines.



Maintain and repair materials to retain the craftsmanship and character of historic buildings.

4.1 Repairs and Alterations to Historic Buildings

The maintenance and repair guidelines included in this section are intended to help downtown Sonoma property owners identify and retain the materials and craftsmanship that convey the historic character of their buildings and neighborhood. Historic exterior materials, whether used for cladding or decorative purposes, are critical components of a building's architectural style and finely grained visual character. As downtown Sonoma's early buildings are recognized for the quality of their materials and design, it is important that property owners follow a sensitive and informed approach while dealing with the historic fabric of their buildings. With these guidelines, projects can be developed in accordance with the general principle that historic materials should be replaced *only where necessary*.

Exterior Wall Materials

The materials of Sonoma's historic properties contribute both visually and functionally to the Downtown Planning District's overall feel. Repairing the existing materials is always the first approach that should be explored before a project is undertaken. If repair is not possible, in-kind materials should match the old as closely as possible in order to retain the broad visual impression of a historic building. Common materials found in Sonoma are brick, horizontal siding, shingles, stone, stucco, and wood. Retention of original materials preserves the visual character within downtown Sonoma.

4.1.1 Maintain and repair original exterior wall materials whenever possible, and if deteriorated they should be replaced in-kind.

- Clean cladding materials using the gentlest means possible. Sandblasting and other abrasive measures are never appropriate.
- Attempt to repair damaged areas prior to replacement. Replace areas of wood shingle, clapboard siding, or stucco only where they are deteriorated. Avoid

removing a greater number of shingles or boards than is required.

- Avoid covering character-defining cladding with vinyl, aluminum, or other synthetic siding materials. If these materials have already been installed, their removal is encouraged in order to restore the historic character of the building.
- Replacement materials should be chosen to match existing materials and be compatible with the architectural style. Use high-quality materials that match existing conditions and will reflect the historic nature of the property. Consider dimensions (height, width, and depth) and surface profile when selecting new material.
- When replacing shingles or boards that are varied in width, replicate this pattern.
- If historic wood cladding was manufactured using an identifiable and visually distinctive species of tree—such as redwood—it is recommended that the same species be used for the replacement cladding.
- Replace distinctively shaped wood shingles—such as sawtooth and octagonal

shingles—using shingles with the same dimensions, profiles, and arrangements (i.e., fishscale pattern) as the original.

- Retain contrasting cladding materials—such as clapboard at the first story and shingles at the second story—if such a pattern is historic.
- If stucco cladding is to be patched, consult with a professional craftsman to match the proper composition and surface texture of new stucco. A poor match may lead to unsightly visual effects or further damage to surrounding stucco in the future.
- Where deteriorated brick masonry is found, replace damaged brick with new that matches the original's color, size, and surface texture. Additional characteristics that should be replicated include the bonding and decorative patterns of the brick.
- If brick repointing is required, use a compatible mortar composition in order to avoid a disjointed appearance and future damage to the brick.

Compliance regarding **ADA Standards for**

Accessible Design is discussed in Chapter 8: Special Considerations.

4.1.2 Preserve and retain original ornamentation whenever possible.

Original decoration and trim on a building lends character and often associates the building with its particular architectural style. The richness and variety of ornamentation in downtown Sonoma add texture and interest to the city.

- Avoid placing new stylistic elements on a building that is based on conjecture. All reconstruction of window and door trim, cornices, or other ornamentation should be based on documentary evidence such as photographs, architectural drawings, or specifications.
- Repair damaged ornamentation and trim in lieu of replacement.
- Avoid obscuring ornamentation and trim

with signs, awnings, lighting, or other minor façade additions.

- Consider removing alterations which obscure original detailing or which are not consistent with original designs.

4.1.3 When painting, consider original or historic colors or color schemes that are compatible with surrounding streetscapes in order to maintain a cohesive appearance.

- Use historic photographs or available historic information if the original color is not extant.
- Sharp contrast with nearby building colors is not encouraged.
- Avoid covering natural or previously unpainted surfaces such as brick, stone, tile, or terra cotta.
- Avoid any surface treatment that will damage original materials, such as sandblasting brick surfaces in an attempt to remove old paint. Sandblasting can damage the natural fired surface of the

For additional information on treating exterior materials, see Preservation Briefs:
 “Cleaning and Water-Repellent Treatments for Historic Masonry Buildings” (NPS),
<https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>
 “Dangers of Abrasive Cleaning to Historic Buildings” (NPS),
<https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>
 “The Preservation and Repair of Historic Stucco” (NPS),
<https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>
 “Maintaining the Exterior of Small and Medium Size Historic Buildings” (NPS),
<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>
 “The Use of Substitute Materials on Historic Building Exteriors” (NPS),
<https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>
 “Repointing Mortar Joints in Historic Masonry Buildings” (NPS),
<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

brick and cause it to lose its water repellent qualities. Use the gentlest means possible to remove paint if necessary.

- Select paint colors that are compatible with the historic character of the district.
- Muted colors found in nature are almost always compatible.
- Bright accent colors should be used sparingly.

For additional information on painting, see: Preservation Brief “Exterior Paint Problems on Historic Woodwork” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

“20 Historic Paint Color Collections — from colonial to 20th century — available today,” <http://retrorenovation.com/2012/01/30/20-historic-paint-color-collections-from-colonial-to-20th-century-available-today/>

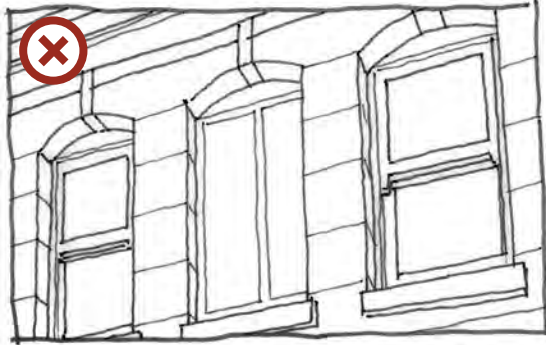
“Guidelines for Identifying Historic Paint Colors,” General Services Administration, <https://www.gsa.gov/portal/content/113650>

Windows and Doors

Original windows and doors are very important characteristics of historic buildings. The shape, size, and style of windows and doors are distinguishable features of most architectural styles. Windows and doors on primary street façades are especially important to retain. Alterations to windows and doors are highly noticeable and can easily detract from a building’s historic character. Compliance regarding **ADA Standards for Accessible Design** is discussed in Chapter 8: Special Considerations.

4.1.4 Maintain original windows wherever possible. The original window type, including shape, size, and material, should be retained.

- Always consider repairing original windows before replacing. If replacement is necessary due to deterioration beyond repair, replacing in-kind and matching the original window is the preferred treatment.
- Replace deteriorated window trim and other treatments to match the size and profile of the original.
- Use high-quality materials and detailing for new and replacement windows. Maintain sash and frame thickness and window depths similar to those of original windows.
- Where one component of a window is deteriorated or broken (such as a muntin or a lite), repair or replace the individual element rather than replacing the entire window unit.
- If a full window must be replaced due to deterioration, match the new window to the original in exterior material type dimensions, operability (such as hung, fixed, or casement), and configuration of muntins.
- Where non-standard window types—for instance, windows with arched shapes or diamond muntin patterns—are deteriorated and cannot be repaired, make every attempt to have new windows manufactured to match the appearance of the original.
- Avoid installing aluminum, aluminum-clad, fiberglass, composite, or vinyl windows. Use traditional exterior materials such



The center window has been replaced with an inappropriate window. The glazing pattern, operability, and materials do not match the original windows.

as wood instead. Older structures had wood framed windows that were either casement, double-hung, or fixed. Synthetic materials often do not resemble original materials, have a shorter lifespan, use less sustainable materials, and detract from a building's historic character.

4.1.5 Maintain the historic pattern of window openings, especially on primary façades.

- Avoid inserting new windows or blocking existing windows at primary façades. The

position, number, and arrangement of windows defines the rhythm of a façade and can often be a character-defining feature of an architectural style or type of building use.

- Preserve the ratio of window openings to solid wall. Increasing or reducing openings can impact the proportions of a façade and could look out of place within the larger streetscape.
- If additional window openings are necessary for an adaptive reuse project, consider locating openings on side or rear façades.

4.1.6 Retain historic doors in place whenever feasible. The appearance, proportion, and location of historic doors should be maintained.

- Repair historic wood doors whenever feasible, rather than replace them. Hardware and glazing patterns also contribute to the historic character of a door.

- When replacement is necessary, the replacement door should match the original design and materials as closely as possible. If the original door is missing,

For additional information on windows, see: “Saving Windows, Saving Money,”

(Preservation Green Lab of the National Trust for Historic Preservation), <http://www.preservationnation.org/information-center/sustainable-communities/green-lab/saving-windows-saving-money/>

Preservation Brief “The Repair of Historic Wooden Windows,” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief “The Repair and Thermal Upgrading of Historic Steel Windows” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

“Replacement Windows that Meet the Standards” (NPS), <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm>

appropriate design and materials should be selected by studying the doors of similar structures in the surrounding neighborhood or consulting books on architectural styles.

- Avoid creating new openings where no doors were located historically. If additional door openings are necessary for an adaptive reuse project, consider locating openings on side or rear façades.
- Maintain the original proportions of historic doors, especially on primary façades.
- Compliance regarding **ADA Standards for Accessible Design** is discussed in Chapter 8: Special Considerations.

Commercial Storefronts

The original storefronts of commercial buildings in downtown Sonoma contribute to the historic character of the area and create a pedestrian-oriented streetscape. Preservation of primary façades maintains interest at the street level, creates a visually cohesive appearance, and establishes the form, rhythm, and character of the street.

4.1.7 Preserve the existing features of the historic ground floor storefront and primary façade.

- Where possible, do not remove, destroy, or obscure the typical storefront features outlined in the character-defining features section of this document. The retention and repetition of these features, as well as the dominant scale and massing of buildings, should guide alterations occurring within Sub-Area 1.
- Retain ground floor features such as bulkhead panels, kick plates, configuration of display windows, and recessed entryways.
- Consider removing non-historic alterations that are not consistent with the original design of the storefront and overall architectural style. Consult available information such as historic photographs to inform the restoration of a façade in Sub-Area 1.
- Consider retaining any elements of the historic façade that may be uncovered during the course of a project.

For additional information on storefronts, see Preservation Brief “Rehabilitating Historic Storefronts” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

- Where a historic storefront is no longer extant, an alternative design that is a contemporary interpretation of the historic storefront may be considered. Consider referencing the surrounding context and related architectural style of the building with regards to proportion, placement, and scale.
- Avoid extensive signage and canopies on buildings that are characterized as Spanish Colonial or Mission Revival, where such features are not historically compatible.

4.1.8 Retain storefront transom windows. Transom windows, the upper portion of traditional storefronts, contribute to visual unity across a block face and allow more daylight to the interior.

- Transom windows should not be removed, covered, or enclosed.
- Retain historic glass or pattern of lites within the transoms. For example, a grid of prism glass should not be replaced with a single, undivided pane.
- Consider replacing transom windows if the original windows are no longer extant. Reference historic photographs or other available resources, if possible, when designing or replacing transom windows. Where possible, retain the dimensions of the historic transoms.



Signage and awnings obscure some features of the historic commercial building and are incompatible with the architectural style.

Roofs

Historic roof shapes and materials should be maintained as best as possible. Roof forms are important character-defining features of architectural styles and roofs contribute to a neighborhood's rhythm and sense of scale. Roofs are also functionally important and should be maintained for the sake of the overall durability of a building.

4.1.9 Preserve and maintain historic roof pitch, orientation, proportions, and form.



Original transom windows contribute to the historic character of the commercial building and should be retained.

- Avoid the alteration of roof forms, especially when a roof profile is highly visible from the public right-of-way.
- Preserve the original eave depth of a roof, as well as features at the eaves like exposed rafter tails, paneled soffits, or fascia.

4.1.10 Maintain historic roofing materials and repair in place whenever feasible.

- Inspect and repair roofing systems regularly. Water infiltration through the roof can ultimately damage historic features throughout a building.
- Avoid removing historic roofing material that is in good condition.
- Preserve original decorative roof elements including finials, crests, and chimneys.

Maintain wood shingle and clay tile roofing materials when feasible. These materials are often a character-defining feature of the building's architectural style.

- Where clay tile roofs need to be replaced, choose new tiles that replicate the color, shape, and size of the originals.
- Install new asphalt composition shingles only on homes that already have this roof material. Property owners are encouraged to research the original roofing of their homes and to consider new materials that match the original, if adequate evidence exists.

For additional information on roofs, see Preservation Briefs:

“Roofing for Historic Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

“The Repair and Replacement of Historic Wooden Shingle Roofs” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

“The Preservation and Repair of Historic Clay Tile Roofs” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/30-clay-tile-roofs.htm>

- When repairs are necessary, use high-quality and durable materials that are compatible with the original style of the building.
- Due to modern fire safety requirements, reroofing a structure in an original material may not be feasible. Replacement materials should match the color, size, and shape of the originals as closely as possible.

Porches and Stairs

Porches and stairs are often a dominant feature that is highly visible from the public right-of-way. They are common among Queen Anne and vernacular style buildings in downtown Sonoma, and create visual interest at the street level. The proportions of porches and stairs influence the perceived scale of a building, and therefore should be preserved as best as possible. Compliance regarding **ADA Standards for Accessible Design** is discussed in Chapter 8: Special Considerations.

4.1.11 Maintain original porches wherever feasible.

- Avoid removing historic porches, stairs, or porch ornamentation.
- Preserve the existing locations, shape, detailing, and supports of the porch.
- Re-open previously open porches if historic sources indicate that this was the original state.
- Replace missing elements such as railings or posts with new pieces faithful to the original design and materials. Designs should be based on surviving examples, historic photographs, or original architectural drawings.
- Avoid enclosing front porches with walls or glass.

4.1.12 If a porch has been removed, consider reconstructing the porch according to its original design or a compatible design.

- If the original design is unknown, a new porch in a simple yet compatible design may be considered appropriate.
- Scale the porch appropriately to the overall scale of the building.
- Scale porch supports to complement the entry and existing building. Wood supports are preferred but masonry supports may be appropriate for some architectural styles.

4.1.13 Use appropriate historic materials for porch replacements or repairs.

- Wood decking, stairs, balustrades, and porch supports were most commonly used in downtown Sonoma. Avoid replacing wood decking and stairs with concrete unless historic evidence exists.

For more information on historic porches, see Preservation Brief “Preserving Historic Wood Porches” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

Lighting

Lighting is essential for public safety and for the security of the property. Attached exterior lighting can also be used to accentuate historic buildings and the overall setting. The light level at the property line is thus a key design consideration. This is affected by the number of fixtures, their mounting height, and the lumens emitted per fixture. It is also affected by the screening and design of the fixture.

4.1.14 Where possible, retain and restore exterior historic light fixtures instead of replacing them.

- If replacement or installation of new fixtures in a different location is necessary, minimize alterations to the building’s historic cladding materials and character-defining features.

4.1.15 Recessed entryways, porches, and garage areas should be clearly lit.

- Light fixtures should be designed for exterior use and should be weather resistant.



Retain exterior historic light fixtures where possible.

4.1.16 Lighting should be shielded to prevent off-site glare.

- Minimize light spill onto adjacent properties and into the night sky.
- To minimize light pollution, light fixtures should incorporate cut-off shields to direct light downward and away from adjacent areas.
- Lighting should provide even illumination. Harsh, unshielded, flashing, pulsating, rotating, or otherwise moving light fixtures are inappropriate.

4.1.17 Light fixtures should be in character with the historic building, and may be used to highlight character-defining features.

- Light fixtures should be compatible with architectural elements and not detract from the character-defining features.
- For commercial buildings, the use of neon marquee lighting is inappropriate for Sub-Area 1, but may be appropriate for Sub-Areas 2 and 3 depending on the property's character and historic status.
- Specialized lighting may be installed on the building to highlight entries, building features, building towers, and other architectural elements.
- Lighting fixtures must not obscure major architectural features.

See **7.4** for guidelines related to site and landscape lighting.



Non-historic residences should respect the established patterns of the streetscape and any nearby historic buildings.



Alterations to non-historic buildings should continue to reflect the architectural styles and materials already found within Sonoma.

4.2 Repairs and Alterations to Non-Historic Buildings

The purpose of this section is to guide changes to non-historic properties while minimizing the impact of these buildings on the overall character of the Downtown Planning District. Either these properties have not reached the 50-year age-eligibility threshold or they have been previously evaluated and found not to be historic resources or district contributors. While these buildings are not considered historic in and of themselves, they must be considered within their surrounding context. The highest priority is focused on buildings within Sub-Area 1 due to the high concentration of historic buildings located there. Non-historic properties are mostly found within Sub-Areas 2 and 3. The goal is to guide changes to non-historic properties while minimizing the impact to nearby historic buildings and the overall character of the Downtown Planning District.

Alterations to non-historic buildings may allow more design flexibility than alterations to historic buildings. It is appropriate to maintain non-historic buildings as they exist when they contribute to

the scale and character of the streetscape. Some of the younger buildings may become historic resources when they become age-eligible. Also, some existing non-historic properties could be altered to better contribute to the character of the Planning District. Alterations to these properties should respect and enhance their surroundings and neighborhood character.

For proposed work on non-historic properties, the relative impact on the character of the three sub-areas must be considered. Non-historic buildings within Sub-Area 1 are still located within a nationally-recognized historic district and NHL and must be respectful of the historic resources around them. Non-historic buildings within Sub-Area 2 are more abundant, but there is still a priority to establish good contextual design and create a seamless transition into Sub-Area 1. In Sub-Area 3, more leeway can be provided to approving alterations and additions that enhance good community design rather than a strict preservation-oriented context.

4.2.1 Alterations to existing materials and features should be designed so as not to detract from the overall aesthetic patterns of their surroundings.

- Retain existing scale and massing, site setbacks, door and window shapes, exterior wall materials, and roof pitch and style that relate to the materials and textures found on historic buildings in downtown Sonoma.
 - When replacing materials, avoid introducing new types of wall cladding or roofing that are not already present in downtown Sonoma. Common materials found in Sonoma are brick, horizontal siding, shingles, stone, stucco, wood, and clay tile.
 - Use high quality wall cladding materials such as wood, brick, quality stucco, and stone.
 - Avoid applying veneers such as brick or stone that appear as thin elements. Avoid using synthetic cladding materials, such as vinyl and aluminum, when possible.
- New windows can have materials other than wood if the alternate material does not conflict with existing windows on the building or adjacent buildings in the surrounding neighborhood.
 - Porches can be enclosed if done in a sensitive manner, using compatible or transparent materials to avoid distracting from the historic physical context.

4.2.2 Avoid creating a sense of false historicism in alterations to non-historic properties.

- Refrain from adding historicist decorative features to non-historic buildings simply because they are characteristic of the early properties within the neighborhood.

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Guidelines for Additions to Existing Buildings

5. Guidelines for Additions to Existing Buildings

Some projects proposed for buildings in downtown Sonoma will likely involve the construction of additions and other large interventions. This chapter outlines guidelines that should be consulted when planning an addition to an existing residential or commercial building. The first section includes recommendations for additions to historic buildings, followed by recommendations for non-historic buildings. It is recommended that additions be planned sensitively in order to have a minimal impact on the historic character of the Downtown Planning District. The guidelines in this section are intended to give property owners and architects a set of principles that, when followed, would accommodate change—yet would also help safeguard a building's distinctive form, visual character, and relationship to its neighbors.

5.1 Additions to Historic Buildings

An addition to a historic property should be carefully considered. The impact to the individual building features and to the public view of the building will be important factors in approving proposed designs. Properties within Sub-Area 1 are particularly sensitive to the impacts of additions and alterations.

For additional information on general guidance for additions to historic buildings, see Preservation Brief “New Exterior Additions to Historic Buildings: Preservation Concerns” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

5.1.1 Respect the massing and scale of the main building when designing an addition.

- Let the existing height and width of the main building dictate the size of the addition. Appropriate scale and massing are important considerations to ensure that an addition does not overwhelm the primary building. Additions should be subordinate to the main building.
- Avoid creating additions that exceed the height and/or width of the main building. Additions that exceed the height of the main building can be set back, often by construction of a “hyphen” or “recessed joint” connecting the two volumes. Ideally, from the street, the roofline of the addition should not be visible above the roofline of the original building.

- Consider adjacent properties when sizing an addition. Side additions should not encroach on neighboring side yards and the overall rhythm and spacing of the neighborhood.

5.1.2 Locate additions where they will be least visible from the public right-of-way and do not distract from the main building.

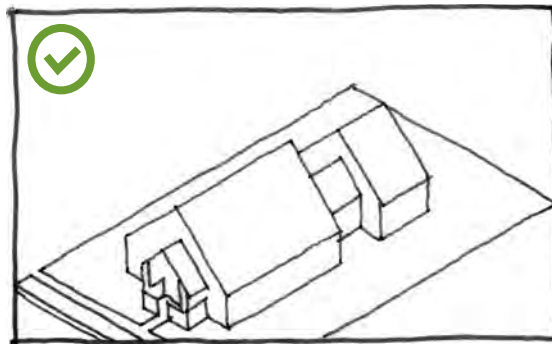
- Avoid obscuring or removing character-defining features when creating an addition.
- Construct additions at the rear of a historic building whenever possible. This strategy maintains the historic visual impression of the building as seen from its front, as well as the overall streetscape pattern as experienced in the public realm.
- Set back side additions clearly from the primary façade so as to distinguish the original building and minimize impacts to the streetscape. Side additions should not project forward of the primary façade.



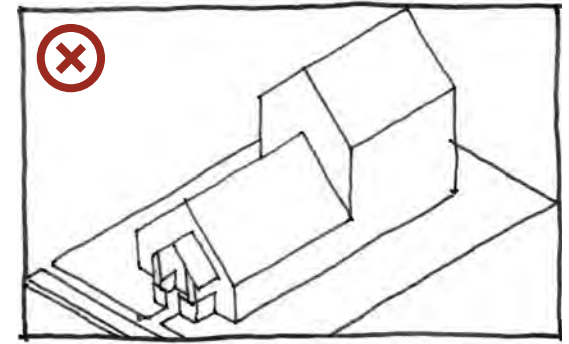
This residence features a rear addition that is barely visible from the street and subordinate to the main building.



The rear addition is inappropriately large and overwhelms the main building.



Addition connected to main house with an unobtrusive hyphen.



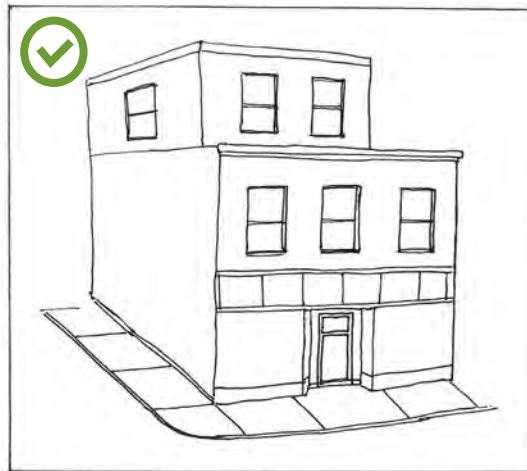
Addition is too large and exceeds the height and massing of the main building.

- Avoid making additions to primary façades. Additions to primary façades of historic buildings are not considered appropriate because they obstruct the building's appearance from the street and diminish the building's integrity.

5.1.3 The design of an addition should be compatible with the original building and respect its primacy.

- The architectural style of the addition should aim to be compatible yet differentiated from the historic building. This can be achieved through sensitive scale and massing, as well as simplified references to character-defining features or ornamentation of the original building.
- Reference the distinctive architectural features of original structures and use similar forms and materials to achieve compatibility, including: door and window shapes, size, and type; exterior materials; finished floor height; roof pitch, style, and material; trim and decoration.

- When an addition has decorative features that are similar to those found on the original building, design these features to be slightly different in size and/or spacing, so as to be distinguished from the building's historic features.
- Avoid matching the addition too closely to the historic building and creating a false impression that the addition is an original feature.



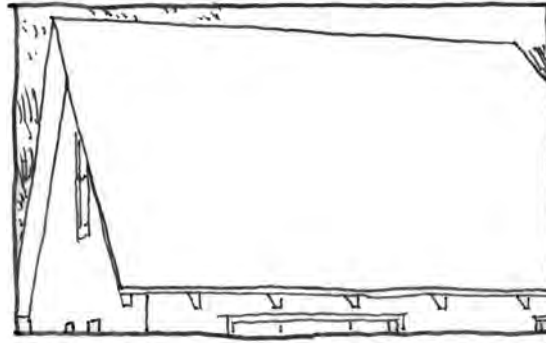
When constructing upper story additions to existing commercial buildings, provide a setback so that they are less visible from the public right-of-way.

- Avoid designing an addition in a style, scale, and material palette that contrasts significantly with the historic building, simply for the sake of differentiation.
- Maintain roof forms that complement the existing building and the identified architectural style. Typically, the shape and pitch of the addition roof should echo that of the main building.
- If an addition is clad in clapboard or wood shingle, choose new siding that has a subtly different profile or dimension than that of the original building. This would allow the addition to read as a later change upon close inspection.
- Materials used for additions should be similar to those found on the main building. High-quality and durable materials are encouraged.
- Do not attempt to differentiate an addition simply by using a contrasting paint color scheme. New colors and accent schemes should be compatible with those used on the original building.

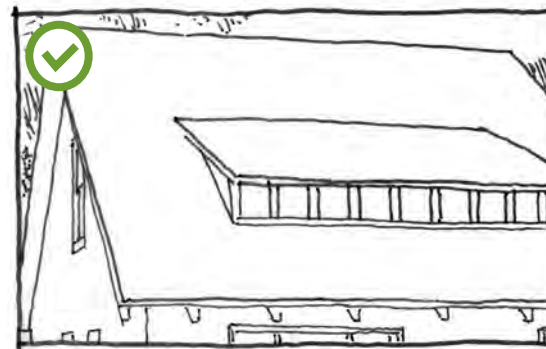
5.1.4 New dormers on residential buildings and upper-story additions on all buildings should be designed to be compatible with the character of the historic building.

- Scale new dormers appropriately so as to retain the predominance of the original roof form. Dormers and additions should not overwhelm the historic roof. New dormers would be inappropriately large if they span from end to end of the original roof or if they reach from eave to ridge.
- Substantial setbacks from the main façade are recommended for roof additions to reduce the impact of the addition on street views and light access. Rooftop additions are ideal if not visible from the street.

5.1.5 The window pattern of an addition should generally match the historic building.



Prominent side gabled roof before the addition of a dormer window.



The dormer window addition is of an appropriate scale and has a compatible roof form.

5.1.6 Demolishing character-defining features and volumes in order to accommodate new additions diminishes the overall historic character of the building and should be avoided.

- New work should be planned carefully to avoid significant impacts to the building's historic integrity. Whenever possible, elect instead to make alterations and additions in areas where non-historic change has already occurred (see **5.1.7**).
- Avoid demolishing historic features that define the character of the building, in particular those that can be seen from the public right-of-way on front and secondary façades.

5.1.7 Depending on the building's historic designation, existing additions and alterations that occurred during the period of significance for the Sonoma Plaza National Historic Landmark (1821-1848) and/or the Sonoma Plaza

National Register Historic District (1835-1944) may contribute to the building's historic character.

- Whenever possible, avoid demolishing additions and alterations that date to the building or district's period of significance, as they can provide a physical record of historic development patterns.
- Not every older addition or alteration is character-defining. Consult with preservation professionals regarding the relative importance of any particular historic addition or alteration to the original building.

5.2 Additions to Non-Historic Buildings

Additions to non-historic buildings should be sensitively designed to be compatible with the individual building as well as the surrounding historic environment. In most cases, additions should be most subservient when they are located adjacent to or in areas where historic buildings are concentrated.

5.2.1 Design additions with an architectural vocabulary that is both appropriate to the main building and relates to surrounding historic properties.

- The roof form of an addition should resemble the roof form of the original non-historic building.
- Cladding and roofing materials should be similar to those of the original building, but can be differentiated slightly in size or profile. While differentiation may be less important of a concern for non-historic buildings than for historic buildings, this strategy is typically encouraged—particularly in Sub-Areas 1 and 2— so that the addition blends in with the non-historic property and does not detract from the surrounding historic environment.
- Windows on an addition may be of a different size or material as windows on the main building, but they should not be out of scale or spaced irregularly in a way that contrasts with the character of historic buildings nearby.



Additions to non-historic buildings should have sympathetic and well-integrated additions that are respectful of the surrounding area.

5.2.2 Additions to non-historic buildings should have as minimal an impact as possible and should respect neighboring properties.

- Design an addition that is of an appropriate scale and height to the main building. The addition should not overwhelm the original form of the building or adjacent properties.
- Additions should be sited and scaled to be as unobtrusive as possible.

- Avoid adding elements at the primary façade that will interrupt the established setbacks and streetscape character.

5.2.3 A taller addition or upper story addition will likely be visible from the street and would change the appearance of a building. Such an addition should be carefully designed to enhance the qualities of the neighborhood.

- When taller additions are necessary, design with the goal of minimizing its visual bulk.
- Add to the rear of the property when possible, rather than encroaching on side or front façades.

Guidelines for Designing and Constructing New Buildings

6. Guidelines for Designing and Constructing New Buildings

This section provides design guidelines for construction of new residential (single-family and multi-family), commercial, and mixed-use buildings within the Downtown Planning District. When opportunities arise for new development, the new buildings should be harmonious with the existing buildings in terms of site placement, massing and height, architectural style, and exterior materials. Approaches to new design within each sub-area vary. Sub-Area 1 is the historic heart of Sonoma and infill opportunities there need to be well-planned and respect the important historic core. Infill construction in Sub-Areas 2 and 3 have the opportunity to enhance the established aesthetic of the whole district and create a smooth transition into Sub-Area 1 through sensitive and thoughtful design.

With the exception of established open space and parks, there is potential for infill on

underdeveloped lots and large parking areas in all sub-areas. Demolition of existing structures should be limited to non-historic properties and is not encouraged when appropriate vacant sites are available. Infill in Sub-Area 1 should be commercial, civic, or institutional in use and maintain the existing streetscape and neighborhood scale. Infill within Sub-Areas 2 and 3 can be residential, commercial, or mixed-use, and should support the aesthetic characteristics of the surrounding neighborhood and relate to surrounding setbacks, height, design, and building massing of the neighborhood. For specific guidance on landscaping and parking for new construction, refer to Chapter 7: Guidelines for Site Design and Alterations.

6.1 Architectural Design

The architectural style of new construction brings together the various aspects of its visual character including roof form, materials, and

decorative features. Variation in architectural styles is characteristic of downtown Sonoma and has been a common pattern of the city's development throughout its history. However, the local vocabulary of materials and decorative elements found in historic buildings in the Downtown Planning District should guide future construction so that new buildings are human-scaled and have a visual texture that is appropriate for the surrounding area. The purpose of these guidelines is not to mandate that certain styles be used; rather, cohesion and compatibility are the goals. As with new additions to historic buildings, "compatible yet differentiated" is an important principle that should guide the architectural design of new buildings.

Greater design flexibility is allowed for locations where proposed new development is not visible from the public right-of-way. However, the spirit of compatible design and appropriate scale should

be followed even in these cases. More flexibility regarding contextualism and contemporary design may be allowed in Sub-Area 3, where there is a low concentration of historic resources, while infill construction in Sub-Area 1 must be respectful of the high concentration of historic resources.

6.1.1 New buildings should respect historic architectural influences already found in the Downtown Planning District, but avoid exact imitations of historic styles.

- New construction should reflect the time of its construction while honoring the key features of its surrounding context. The distinctive characteristics of the surrounding area can help to inspire appropriate massing, compatible scale, and architectural features.
- Repeat the patterns created by the buildings in the surrounding area by using and aligning various architectural elements such as fenestration, porches, entrances, balconies, roofs, belt courses, and cornices.



The new construction does not reflect the architectural style or characteristics of the neighborhood.



The new construction is designed in a compatible style for a neighborhood. The design features a porch, echoing an dominant pattern of the streetscape.



New commercial building respects the residential scale and takes inspiration from historic forms found in Sonoma.



This new multi-family residence has highly visible primary and side façades and employs an architectural design and materials already common in Sonoma.

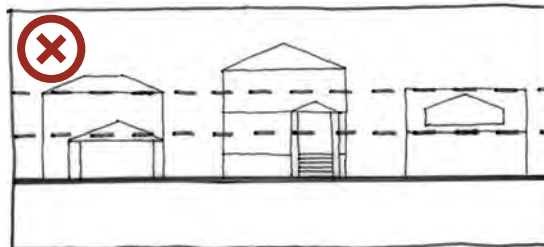
- Avoid developing a strictly modernist building design that purposefully eschews the area's aesthetic patterns and existing building forms.
- Employ design strategies that differentiate new development from historic buildings. Exact copies of historical styles are not preferred, as they can create a false sense of history.

6.2 Scale and Massing

Compatible scale and massing is one of the most important considerations of new development. Infill construction in all sub-areas should be sensitive to its immediate surrounding context. While it is recognized that most new development will likely be larger than one or two stories, every effort should be made to integrate new construction with the surrounding area and to enhance the aesthetic appeal of the entire Downtown Planning District.



This new construction does not respect the scale of the existing nearby buildings.



The new construction at center interrupts the established rhythm of the block. The floor heights, entry porch, and roof are not in line with the surrounding context.

6.2.1 Honor the scale and massing of surrounding buildings and of the overall Downtown Planning District.

- Avoid scaling new construction larger than the immediate context. This is particularly important in Sub-Areas 1 and 2 where there is a predominance of one- and two-story historic buildings.
- Façade heights and widths of new buildings should fall within the established range and rhythm of façades on the block and respect the general proportions of existing buildings.
- If a building is taller than the predominant one- to two-story height in the Downtown Planning District, step back any floors that are taller than the average height of historic buildings, so that upper floors are partially concealed when viewed from the street.
- New buildings and additions should be designed with simple rectangular volumes; cylindrical, pyramidal, and other elaborate building forms are inappropriate.

6.2.2 Balance building elements to produce an appropriately-scaled building.

- Avoid over-scaled openings (i.e. windows, doors, and arches), unless appropriate to the architectural style and compatible with the surrounding context.
- Include human-scaled fenestration and entry systems, especially for new commercial and mixed-use buildings.
- Divide a large building mass by using setbacks and smaller modules to reduce perceived mass and height.

6.2.3 Consider including porches or balconies to break up large façades and introduce human scale to new buildings.

Porches and balconies on all building types are welcoming, and they allow an understandable progression from the public realm of the neighborhood into the private space of the building.

- Where new development includes porches and balconies, it should reference those

features on nearby historic properties for scale and massing.

- Front porches or balconies should not upset established setbacks.
- Front porches should be oriented to the street, maintain a functional use as a way to access main entrances, and maintain transparency (not enclosed by screens).

6.3 Exterior Materials and Treatment

The proper use of building materials can enhance desired neighborhood qualities such as compatibility and continuity, and can help define human scale. Common materials are brick, horizontal siding, shingles, stone, stucco, and wood. The color schemes for infill structures are critical for integrating new buildings with the existing surrounding context and help to unify the streetscape. Sensitive use of color is extremely important in Sub-Area 1, but is also a relevant consideration for Sub-Areas 2 and 3.

6.3.1 Incorporate an appropriate mix of predominant materials from the surrounding neighborhood whenever possible in new design.

- Use high-quality materials such as wood, brick, quality stucco, and stone that are durable and enhance the overall quality of the Downtown Planning District and streetscape.
- Choose appropriate materials that correspond to downtown Sonoma's character and complement the building's architectural style. Natural materials commonly used in the existing built environment in downtown Sonoma are preferred over synthetic materials such as vinyl or aluminum siding.
- Avoid applying veneers such as brick or stone. Use these materials as structural elements.
- Highly reflective, darkly tinted, or mirrored glass is inappropriate.

6.3.2 Reference the color schemes appropriate for the surrounding neighborhood's historic character (see 4.1.3 and page 68) in order to maintain compatibility and harmony.

- Avoid sharp contrasts with the colors of existing buildings.
- Use a single base color against complementary accent colors to articulate and highlight architectural details.
- Keep color schemes simple, using the least amount of colors necessary to achieve an appropriate appearance that is sensitive to the surrounding area.
- Antique or faux finishes are inappropriate.
- Regularly maintain painted surfaces.

6.3.3 Window and door types and arrangements on new construction should complement traditional patterns within downtown Sonoma.

- Arrange windows on a new residence, commercial building, or mixed use building

so that the building has a surface-to-void ratio similar to that of historic buildings (corresponding with the use of the new construction) in the Downtown Planning District. This helps to maintain the existing rhythm and avoid excessive transparency.

- Design the window opening pattern so that there is a rational hierarchy of window types from the base of the building to the top. Avoid window types, sizes, and locations that appear randomly assigned.
- Avoid oversized windows and doors that are out of character with the building and the openings of other buildings (particularly nearby historic properties) in the area.
- When feasible, select wood-sash windows with lite configurations that match windows found elsewhere in downtown Sonoma.
- Ensure the main entrance to the building is clearly identifiable.
- Arrange main entrances to face the street to match historic façade patterns within Sonoma. Additional entrances may be located on the side or rear façades.

6.4 Accessory Structures and Secondary Buildings

Construction of accessory structures and secondary buildings in Sonoma includes new detached garages and residences or offices on the rear portion of an existing lot. This type of development requires careful consideration of the relationship between the main building on the lot and the surrounding buildings. Construction of accessory structures is preferred on non-historic building parcels, where they are less likely to impact historic settings.

6.4.1 Locate accessory structures and secondary buildings at the rear of the lot and preserve the primacy of the main building.

- Set new secondary buildings far back from the main building to make the separation clear.

6.4.2 Secondary buildings on the rear portion of a lot should have a compatible scale and should not overwhelm the existing main building.

- Rear development should not be taller than the existing building and/or should not be visible above the existing building from the street level.
- Scale new parking structures to be subordinate to the main building.

6.4.3 Accessory structures and secondary buildings should be compatible with the main building’s design.

- The architectural style does not have to match the existing building, but the design should be compatible and be



The accessory structure is clearly separate and subordinate to the main building in scale, massing, architectural design, and location on the lot.

subordinate to the main building. This can be accomplished through a modest scale and more restrained use of architectural style and features.

- Incorporate the distinctive architectural features, such as color, materials, roof pitch and style, of the main building into the design for accessory structures.
- Decorative features should be applied with less detail on the accessory structure so that it does not compete with the main building and is clearly subordinate to it.

6.5 Commercial and Mixed-Use Buildings

New commercial or mixed-use buildings, especially those that are part of larger development projects, should carefully consider the visual impacts they may have on the Downtown Planning District’s existing character. New construction has the opportunity to reinforce the visual continuity of the area. In addition to the following guidelines, these developments should follow the previously discussed general guidelines for designing and constructing new buildings.

6.5.1 Balance building elements to produce an appropriately-scaled building.

- Incorporate the composition of traditional commercial and mixed-use buildings using a base, middle, and cap.
- Maintain the distinction between the street level and the upper floors through fenestration, materials, and detailing (i.e. belt courses).

6.5.1 Establish or maintain a wall plane at the sidewalk.

- Buildings in the core historic commercial area, especially Sub-Area 1, should align at the sidewalk edge to create (or continue) the pedestrian wall close to the front property line.
- Occasional offsets produced by entries, window projections, small planters, and entrances to courtyards or intra-block walkways should punctuate the wall so as not to be one single plane without relief.



Incorporate traditional commercial façade elements in new building designs.

6.5.2 Provide ground level transparency.

- Integrate more glass and less wall at ground level, balanced by more wall and less glass at the upper floors.
- More than half of the total building width at the ground level should be transparent and devoted to entrances and storefront windows.
- Where a length of windowless wall is unavoidable, various measures should be implemented to enhance the wall's visual interest and the pedestrian experience, including but not limited to a contrast in wall

treatment, an offset wall line, decorative features, outdoor seating, or landscaping.

6.5.3 Incorporate traditional building components into new storefront systems.

- Include a kickplate, display windows, and door and storefront transoms in a new storefront design.
- Maintain the existing storefront pattern along the street.
- Recess the primary entrance door back an adequate amount from the front façade to create a small alcove and establish a distinct threshold for pedestrians. Allow the upper stories to maintain the building line at the sidewalk edge. This establishes a more definitive sense of entry and affords an alternative view of merchandise in display windows.
- To further define the sense of entry, consider differentiating the floor of the entry recess from the adjoining sidewalk through contrasting stone, brick, or tile paving that

does not extend beyond the property line.

- Storefront components and upper story windows should be similar in height and proportion to traditional downtown buildings.
- Oversized (or undersized) interpretations are discouraged.

6.5.4 Utilize awnings to create shaded areas.

- The angle and projection of awnings should be proportional to that of their openings.



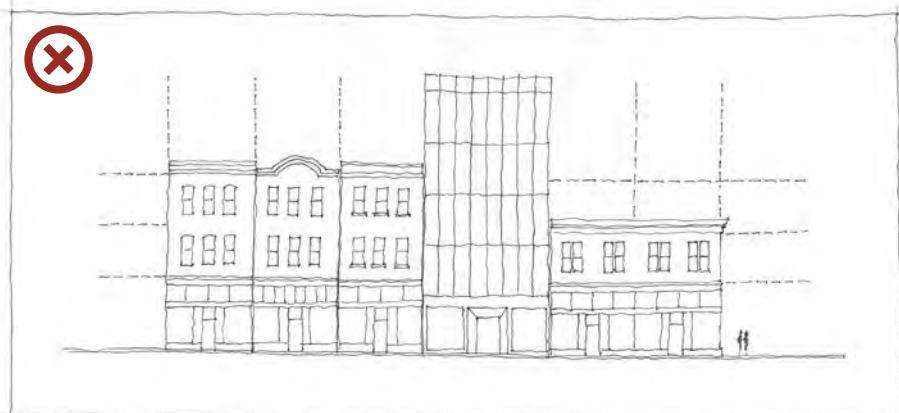
Awnings should be designed specifically to fit their openings.

6.5.5 Locate mechanical equipment and service areas out of public view.

- Loading and service areas including refuse and recycling enclosures should be located out of public view whenever feasible and must not be located on a primary commercial street.
- Electrical and communication transformers or cabinets located in the city right-of-way must be installed below grade in the right-of-way or located on-site and screened from public view.
- Backflow prevention and anti-siphon valves must be integrated into the building design and concealed from public view. Such devices may not be located within the right-of-way on primary pedestrian streets.
- All other mechanical equipment must be located behind or on top of the building and screened from public view with parapet walls or landscaping.



For compatible new construction, align floor heights and vertical divisions with adjacent historic commercial buildings. Design using a hierarchy of storefront base, upper stories, and cap. Reference the solid-to-void ratio found on surrounding buildings.



6.6 Demolition

The demolition of qualified historic buildings should be avoided when planning for new development. Demolishing and replacing an existing historic building can be detrimental to the integrity of the Sonoma Plaza National Historic Landmark and/or the Sonoma Plaza National Register Historic District, as well as the building itself.

6.6.1 Construct new buildings without demolishing historic buildings.

- Demolishing a historic building is irreversible, causing the historic and/or architectural value of the building to be lost forever.
- If a building is a contributor to the Sonoma Plaza National Historic Landmark and/or the Sonoma Plaza National Register Historic District, demolishing it may adversely affect the historic district.
- In the case of a historic building that is heavily altered or damaged, attempt to rehabilitate and/or repair it rather than pursuing demolition and replacement.

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Guidelines for Site Design and Alterations

7. Guidelines for Site Design and Alterations

The guidelines in this chapter address overall landscape patterns found within the Downtown Planning District. These guidelines outline appropriate design responses for new and altered building setbacks, front yards, landscaping, and parking. The Downtown Planning District contains a varied streetscape and landscape that ranges from the dense commercial square centered on Sonoma Plaza to more spacious residential streets. The Downtown Planning District has a flat topography and wide streets that are conducive to both pedestrian and automobile traffic. Sensitive site design will enhance the experience of both residents and visitors in Sonoma.

For specific guidance regarding site design for commercial use conversion, refer to **8.2** in Chapter 8: Special Considerations.

7.1 Setbacks

Building setbacks determine the overall rhythm and visual continuity of a street. Commercial buildings, primarily in Sub-Area 1, create a strong street wall because they are mostly built to the front lot line. A deeper setback characterizes properties in Sub-Areas 2 and 3. New construction should support the broader visual character of the neighborhood. This can be accomplished by siting new buildings on their lots to reflect the historic development pattern and general streetscape. New buildings should not interrupt the overall cadence of the block.

7.1.1 Maintain a consistent block face and avoid altering building setbacks from the street.

- Most commercial buildings in downtown Sonoma, particularly in Sub-Area 1, are aligned at the sidewalk edge. In order to



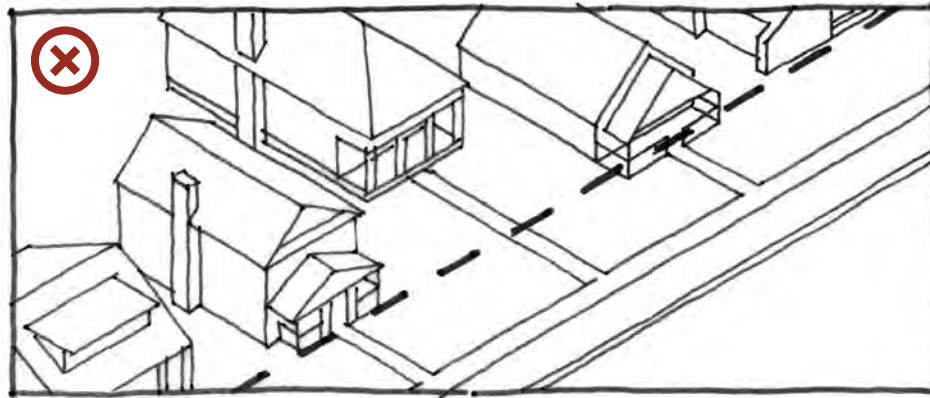
A consistent setback on this residential street maintains the visual quality of the neighborhood.

preserve a pedestrian-friendly environment, avoid altering setbacks from the lot line.

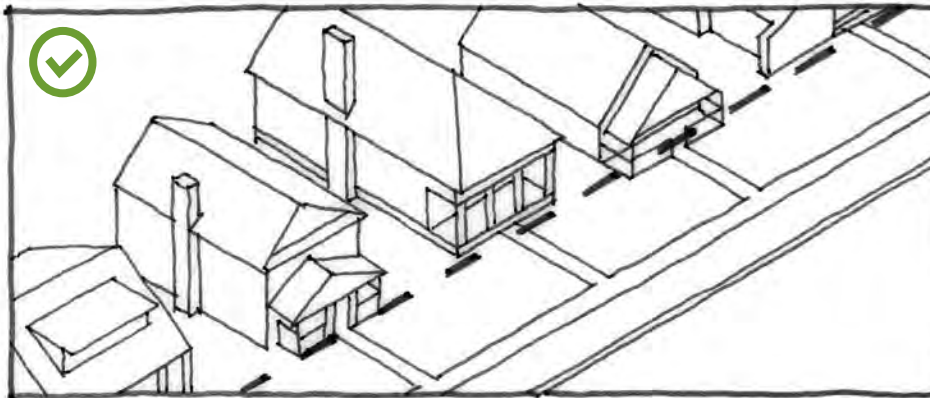
- Residential properties within Sub-Areas 2 and 3 are generally setback from the street. The established pattern of the block face should determine the appropriate setback.

7.1.2 New buildings should respect and maintain the established setbacks of neighboring buildings for residential, commercial, and mixed-use infill.

- Reference the surrounding properties to determine an appropriate setback. Consistent setbacks create a pleasant and unified block face. In Sub-Area 1, no setback is often appropriate and most buildings are located at the front of the lots. In Sub-Areas 2 and 3, more blocks feature a setback from the street, usually enhanced with front yard landscaping.
- Within Sub-Area 1, the historic pattern of setbacks is preferred. Within Sub-Areas 2 and 3, new development can average the setbacks of the existing buildings on either side of the new property or average the front setbacks of both sides of street around the project.
- New residential buildings should not be built at the front lot line. Utilize landscaping and a front yard to transition from the street to private space.



The new building is set too far back from the established set back of the block, interrupting the visual unity of the street.



New construction is set back according to the established pattern of the block.

7.2 Landscape Design and Front Yards

Landscape design is an important feature that ties together the built environment in the Downtown Planning District. Street and sidewalk landscaping helps to enhance the pedestrian experience in front of all types of properties. The treatment of front yards impacts the character of most residential development in downtown Sonoma. Front yards create the public-private transition between the street and residences and provide opportunities for landscape to soften the transition and provide shade and green space.

7.2.1 Maintain or create a front yard for residential development to reinforce a consistent setback along the street.

- The width and depth of the yards differ from block to block, but should be consistent along any given block face.
- Avoid fully paving front yard areas. Consider alternative options that include semi-permeable materials or arrangements, which provide environmental and aesthetic benefits.

- Consider the use of drought-resistant plantings that convey a lush character. An expanse of gravel or mulch should not be a noticeable feature of a yard.
- Attempt to maintain mature trees where they occur in private yards, unless proven to be unhealthy, as they contribute to downtown Sonoma's overall tree canopy.

7.2.2 For commercial and mixed-use properties, maintain a sense of semi-public outdoor space.

- Permanently installed planter boxes, flower boxes under display windows, hanging baskets of floral displays, and formal beds in intra-block walkways and courtyards are encouraged.

7.2.3 Avoid impacting views and streetscapes with landscape features that are overly large or out of scale with the neighborhood.



Planter boxes with drought-tolerant plants help enhance the pedestrian experience.



Landscaping should be well maintained and can subsequently create a welcoming atmosphere for pedestrians.

7.2.4 Consider new landscape features to screen incompatible architectural features when existing buildings cannot be altered.

7.2.5 Scale fencing, gates, and hedges to avoid obscuring views and streetscapes.

- Place fences and hedges at the boundaries of front and side yards, including along the public sidewalk. These features mark the boundaries of private property.
- Fences and/or hedges may be used to help define the yard; however, fencing should not block historic buildings, porches, or otherwise obscure buildings or architectural features important to the streetscape of a neighborhood.
- In the front yard, fences and/or hedges should be short and transparent. Landscaping along side and rear fences can soften edges as well as protect privacy.
- Fences, excluding approved permanent-finish panels, shall be painted in a

consistent and muted color scheme that blends with the surrounding environment. All proposed unpainted wood surfaces should be treated or stained to preserve and enhance its natural color.

7.2.6 The style, materials, and color of the fencing and gates should complement the style, materials, and color of the property.

- Use materials that are compatible with the style of the property and neighborhood's historic precedents; simple metal and wood fences are appropriate, whereas masonry, solid (i.e. clad in stucco), and chain-link fences are discouraged.
- Contemporary interpretations of traditional fences should be compatible within the neighborhood context.



Landscaping should be pedestrian-friendly and should not impact views.



Choose fencing that is compatible with the scale and style of the building.



Install landscaping to screen parking from the public sidewalk and street.



Off-street parking should not be placed at the front of the lot. Prioritize the building and streetscape over parking areas.

7.3 Off-Street Parking and Driveways

Parking is often required through zoning regulations and is a necessary element of the downtown area to allow for visitor and customer access. Parking requirements should not impact the historic character of the area, particularly in Sub-Area 1, or a consistent pedestrian-oriented streetscape. Paving is often viewed as a functional circulation feature, but it may affect a property's landscape character and relationship between building and street. Parking can be accommodated in surface parking lots as well as separate, accessory structures. The following guidelines apply to residential (single-family and multi-family), commercial, and mixed-use buildings. Commercial properties in Sonoma tend to utilize surface lots while detached garages are more commonly, though not exclusively, found at residential properties.

7.3.1 Off-street parking areas should not visually overwhelm the existing building or adjacent buildings.

- Avoid placing off-street parking areas at the front of a building. When parking is

required on the lot, locate parking at the rear of the building. surface parking and loading areas visible from the street when reviewing new development proposals

- If site conditions or siting of the original building prevents necessary parking from being placed at the rear of the lot, parking may be located at the side of the building. In these cases, install vegetative screening to maintain a consistent visual streetscape.
- If site conditions or siting of the original building necessitate the placement of driveways or parking in the front of the lot, minimize the amount of pavement, use screening methods, and/or consider decorative paving treatments.

7.3.2 The location, size, and materials of driveways and walkways should be carefully selected in order to preserve the broader visual patterns of the surrounding area.

- The walkway to the main entrance should be separate from the driveway.

- Use a contrasting paving type to differentiate the driveway from the walkway.
- Driveways that provide access to rear parking should be as narrow as possible. It is important that both the driveway and the parking area are subordinate in scale to the main building and its site area.
- Consider driveway materials and configurations that respect the scale of the surrounding area, decrease surface runoff, and minimize visual impact. Ribbon driveways (two strips of paving), permeable brick paving patterns, and turf blocks are all effective options. Circular driveways are discouraged.

7.3.3 Avoid prioritizing the parking entrance over the primary entrance to the building.

- Parking should be accommodated at the rear of a building, ideally within a detached garage or covered structure that is designed to be compatible with the main building. Attached garages should



The detached garage is set back from the street and semi-permeable materials coordinate with the streetscape and landscaping.



The garage is forward of the main building and the primary entrance. The garage interrupts the established setbacks and distracts from the main building.

be located where there is minimal visual impact to the building's primary façade.

- Certain site conditions may result in limited options for constructing a detached parking structure on a lot. In such cases, the design and placement of the garage should aim to minimize the visual impact from the street as much as possible.
- Avoid designing garages or parking structures flush with or forward of the primary façade of a building.

7.3.4 Accessory structures and secondary buildings should share the same driveway with the main building and avoid creating new curb cuts.

- If a driveway does not exist and one is needed, the new driveway should not disrupt the historic streetscape patterns or a significant amount of landscape character.
- Removing trees or negatively changing the pedestrian experience should be avoided.

7.3.5 Parking areas to accommodate new accessory structures and secondary buildings should not detract from the existing building.

- Consider alternatives to full paving in the area between the main building and the new construction.
- Enhance parking areas with the addition of landscaping whenever possible.

7.4 Site and Landscape Lighting

Lighting is essential for public safety and for the security of the property. Exterior lighting can also be used to accentuate landscape design and the overall setting. The light level at the property line is thus a key design consideration. This is affected by the number of fixtures, their mounting height, and then lumens emitted per fixture. It is also affected by the screening and design of the fixture.

7.4.1 Roads, driveways, and walkways should be clearly lit.

- Light fixtures should be designed for exterior use and should be weather resistant.



Choose light fixtures that are compatible with architectural and site design elements.

7.4.2 Walkway lighting should be appropriately scaled for pedestrians.

- Minimize light spill onto adjacent properties and into the night sky.
- To minimize light pollution, light fixtures should incorporate cut-off shields to direct light downward and away from adjacent areas.
- Lighting should provide even illumination. Harsh, unshielded, flashing, pulsating, rotating, or otherwise moving light fixtures are inappropriate.

7.4.3 Light fixtures should be in character with the property and setting, and may be used to highlight character-defining features.

- Light fixtures should be compatible with architectural and site design elements.
- For new infill projects, light fixtures should be compatible with the context of surrounding historic buildings, neighborhood, and streetscapes.
- For historic properties, light fixtures should not significantly alter or remove character-defining features.
- Specialized lighting may be installed in the landscape to highlight entries, trees, building features, building towers, and other architectural and landscape elements on the site.
- Lighting fixtures must not obscure major architectural or landscape features.

7.4.4 Where possible, retain and restore historic light fixtures on the site instead of replacing them.

- If replacement or installation of new fixtures in a different location is necessary, minimize alterations to the landscape's historic materials and character-defining features.

*See 4.1.14 to 4.1.17 under **Lighting** for guidelines related to attached exterior lighting on historic buildings.*

Special Considerations

8. Special Considerations

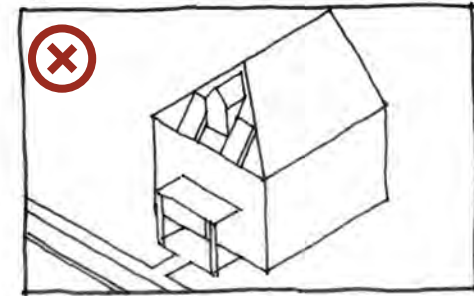
The following section addresses types of development and projects that are commonly found in Sonoma's Downtown Planning District. These types of projects can involve historic buildings, non-historic buildings, and new construction, and therefore the appropriate guidelines from the above sections are also applicable.

8.1 Solar Technology and Energy Efficiency Tools

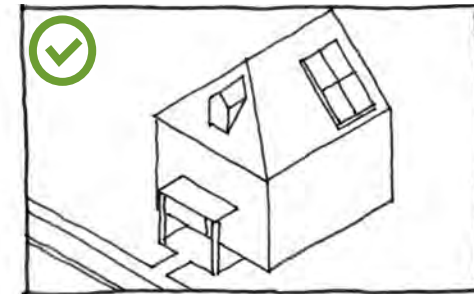
Preserving and repairing buildings rather than replacing them is a sound environmental policy. The retention, maintenance, and repair of historic fabric is commonly the most efficient, cost-effective, and sustainable approach. The City of Sonoma allows the installation of solar panels on all buildings. New methods of increasing energy efficiency can be incorporated without compromising the historic nature of a property or the aesthetics of a neighborhood.

8.1.1 Minimize the visual impacts of energy devices on the character of the property and neighborhood.

- Locate solar panels on rear or side roofs wherever possible. Reduce visibility of solar panels and equipment from the public right-of-way.
- Attach solar panels or other equipment in the least invasive and reversible manner feasible.
- Include all sustainable construction features such as solar panels in the design of any new construction to integrate them as seamlessly as possible with the building.
- Design new construction or additions to take advantage of energy saving and generating opportunities. This can be accomplished by designing windows to maximize daylighting and using shading



Highly visible solar panels are not preferred.



Less visible location for solar panels towards the rear of the building is preferred.

that is appropriate in scale, design, and materials, while maintaining compatibility with surrounding properties.

8.1.2 Enhance the energy efficiency of existing buildings with minimal and responsible changes to original features.

- Retain original doors and windows when possible. Repairing historic windows and doors conserves the energy already embedded in the materials and eliminates the need to manufacture new products. Repaired windows have been shown to achieve performance levels comparable to replacement windows.
- Choose weather-stripping or storm windows over the replacement of glazing or a full window. Storm windows can be installed on the interior in order to minimize the visual impact.
- Maintain operable windows, especially transom windows, that have inherent energy-efficient advantages of air circulation.

For additional information on energy efficiency tools, see Preservation Briefs: "Improving Energy Efficiency in Historic Buildings" (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

"The Repair and Thermal Upgrading of Historic Steel Windows" (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

For additional information regarding wood windows, see Preservation Brief "The Repair of Historic Wooden Windows" (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

For additional information on weatherization, see Technical Bulletin "Repair and Upgrade Windows and Doors" (NPS), <https://www.nps.gov/tps/sustainability/energy-efficiency/weatherization/windows-doors.htm>

8.2 Converting Residential Buildings to Commercial Use

The conversion of residences to office or commercial use is a common practice in downtown Sonoma. This practice is most commonly seen in Sub-Area 2. The adaptive reuse and retention of structures that illustrate the historic development of downtown Sonoma is encouraged; however, the new use should not detract from or obscure the building's history.

8.2.1 Maintain the residential character of a property if its use is adapted to commercial or office use.

- Maintain historic windows and openings, original entrance, siding materials, roof forms, porches, etc. If the building is considered a historic property, see Chapter 4: Guidelines for Repairing and Altering Existing Buildings.

- Maintain street alignment and context, especially within neighborhoods which are still primarily residential. A front yard is particularly important to retain if the building is in line with a row of other residential buildings.
- Avoid paving the front yard of a former residence in order to provide parking for the business. Locate off-street parking behind the building.
- Keep signage to a minimum and avoid signage applied directly to the building.



This commercial building retains its former residential character. Signage is separate from the building and unobtrusive.

8.3 Natural Disaster Preparedness

Earthquakes, flooding, and other natural disasters are possible threats to the built environment in Sonoma. This section outlines general guidelines for residents and the City to prepare buildings for natural disasters. In the face of a natural disaster, preparedness and coordination can make an enormous difference in the speed and effectiveness of post-disaster response. Informational infrastructure such as Geographic Information Systems (GIS) can help to set priority areas for rehabilitation efficiently after a disaster. Design guidelines for repair and construction aid post-disaster efforts for recovery and rebuilding.

8.3.1 Inspect parapets and other unreinforced masonry elements to ensure adequate bracing and stabilization.

- Ensure that applied ornament on exterior façades and roofing tiles are properly secured.

8.3.2 Regularly inspect and repair deteriorating roofing or structural systems.

- Preventative repairs and maintenance of roofing systems or structural framing will help prevent expensive and potentially extensive damage in the event of a disaster.

8.4 Special Uses

In very special circumstances, some of the above guidelines may not apply to certain types of new projects. Major civic, institutional, or cultural buildings may "break outside the box" of these established guidelines. However, the guidelines outlined above that address massing, scale, and setbacks should still be considered when planning such special use projects. All projects should remain respectful of the spirit of the design guidelines and the character of the surrounding neighborhood.

8.5 ADA Standards for Accessible Design for Historic Buildings

The Americans with Disabilities Act (ADA) is a civil rights law prohibiting discrimination against persons with disabilities and ensuring equal opportunity for them in public accommodations, commercial facilities, transportation, employment, and government services. The United States Access Board is responsible for developing and updating the ADA Accessibility Guidelines (ADAAG) which State building codes enforce. The California Building Standards Code (Title 24, California Code of Regulations) Part 2, Volume 1, Chapters 11A and 11B (the 2016 Triennial Edition is effective January 1, 2017) discuss the accessibility requirements for housing (11A) and for public buildings, public accommodations, commercial buildings, and public housing (11B) and is generally more stringent than the ADAAG. In California, for historic properties, a separate accessibility code is applicable, which provides several exceptions and describes an administrative review process:

California Historical Building Code, California Code of Regulations Title 24, Part 8, Chapter 8-6 (2016 edition is effective January 1, 2017).

To the fullest extent possible, owners of historic properties should comply with the ADAAG and California Building Standards Code Chapters 11A and 11B provisions, while also preserving the integrity of the character-defining features of their buildings and sites. Therefore, it is important to first identify the historic property's character-defining features so that accessibility code-required work will not result in their damage or loss. When historic properties are altered and new features are incorporated to meet ADA requirements, modifications should not be done in a manner that would threaten or destroy the significance of the property, and the historic materials and features should be retained whenever possible. The City of Sonoma Building Department should be consulted to determine whether alternative accessibility provisions may be used and what form they may take.

For additional information on addressing accessibility requirements for historic buildings, see Preservation Brief "Making Historic Properties Accessible" (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

8.5.1 Whenever possible, provide access to historic buildings through a primary entrance.

- If significant permanent changes are required to modify the historic porch or primary entrance on the street façade, explore alternatives to develop at least one ADA-accessible entrance on secondary facades.
- If the accessible entrance is not the primary public entrance, directional signs are recommended to direct visitors to the accessible entrance.
- For non-residential buildings, a rear or service entrance should be avoided as the only means of entering a building.

8.5.2 Minimize alterations to historic porches and exterior doors as often as possible.

- The California Historical Building Code allows for flexibility on accessibility code requirements in order to encourage the retention of historic doors. Wherever possible, retain the original location and proportion of door openings, doors, and hardware.
- Retain jambs and reveals where doors are missing.
- Construct accessibility ramps and wheelchair lifts so that they do not remove or obscure historic materials and can be easily removed without damaging the historic property.

8.5.3 Design simple new railings for accessibility that do not detract from historic railings.

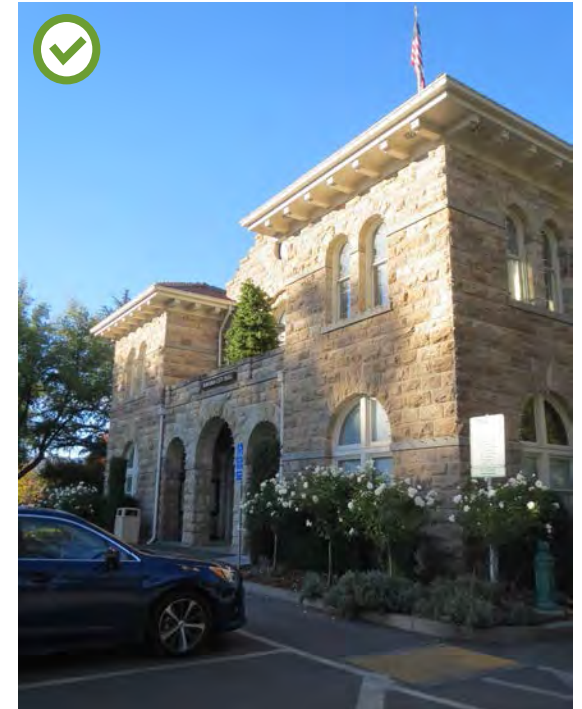
- If adding handrails to historic properties becomes necessary in order to address accessibility and life safety issues, design

the handrails so that they do not detract from the character-defining features of the property.

- Simple metal or wood railings are appropriate.
- The railings should be mostly transparent; they should not be visually heavy.

8.5.4 Extend accessibility measures to provide accessible routes through the property site.

- As often as possible, the accessible route should be the circulation route used by the general public.
- Provide a route that is as short as possible between the arrival and destination points.
- If parking is provided on site, it should be as convenient as possible for people with disabilities. Specially designated parking can often be created to improve accessibility.



ADA accessibility may need to be addressed for certain historic properties, especially any owned by the public.

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Appendices

9. Appendices

Appendix A – Glossary of Terms

Asphalt composition shingles: Shingles made from roofing felt coated with asphalt and mineral granules.

Bay window: The common term for a minor projection containing a window that extends beyond the surrounding façade plane.

Casement window: A window with the sash hinged on the jamb (vertical side member).

Clapboard siding: A siding material consisting of narrow wood boards applied horizontally, with the lower edge overlapping the board below.

Cornice: The common name for the decorative projecting element at the top of a façade; commonly bracketed and located above a frieze.

Dormer: A minor projection on a pitched roof, usually bearing a window on its front face. Dormers can have a variety of roof forms.

Eave: The lower edge of a roof slope that intersects with the exterior wall.

Façade: An exterior building face.

Façade plane: The predominant plane at which the physical features of a façade are arranged.

Fenestration: The physical arrangement of windows on a building's exterior walls.

Fixed window: A window sash that does not move or open.

Gable: The upper area of an exterior wall that is located between the roof slopes.

Hipped roof: A roof form where all sides slope between the roof ridge and eaves.

Historicist architecture: Architecture that is heavily influenced by past movements, sometimes freely interpreted.

Hung sash window: A window in which one or more sashes move vertically.

Hyphen: A minor volume that connects two larger volumes.

Infill: New construction located within an existing, historic setting.

Landscape: The physical and aesthetic setting of a place, typically defined by natural features but also incorporating spatial relationships, views, furnishings, and circulation routes.

Lite: A piece of glass located within a window.

Massing: The distribution of a building's volume through space.

Muntin: A narrow member that separates the lites within a window sash.

Parapet: The area of a building's exterior walls where they extend above a roof; it can be flat or stepped/shaped.

Porch: A component of a building that shelters a building entrance and contains occupiable space.

Rafter tail: The exterior expression of a roof structure below the eaves. Rafter tails are sometimes applied decorative elements and commonly have shaped or scrolled ends.

Setback: The distance between a property line and a building, especially at the front of a lot.

Shed roof: A roof form characterized by a single slope.

Streetscape: The visual character of a roadway's setting, including paving, plant life, and adjacent buildings and structures.

Stucco: An exterior finish composed of some combination of portland cement, lime and sand, which are mixed with water and applied to a wall in a wet coating and allowed to dry.

Surface-to-void ratio: The proportional relationship between solid wall areas and window/door openings.

Window sash: The overall frame that contains the glazing and possibly muntins of a window.

Appendix B – List of Acronyms and Abbreviations

ADA: *The Americans with Disabilities Act*

SMC: City of Sonoma Municipal Code

ADAAG: ADA Accessibility Guidelines

Standards: *Secretary of the Interior's Standards for the Treatment of Historic Properties*

CEQA: California Environmental Quality Act

CLG: Certified Local Government

Development Code: Title 19: Integrated Development Regulations and Guidelines

DRHPC: Design Review and Historic Preservation Commission

Esri: Environmental Systems Research Institute

GIS: Geographic Information System

NHL: National Historic Landmark

NPS: National Park Service

Appendix C – Preservation Briefs and Additional Information

The National Park Service Preservation Briefs and other relevant publications provide additional guidance and technical recommendations that may supplement the information provided in these design guidelines. The following links are resources for further information to inform project planning, and most have been incorporated throughout the design guidelines.

National Park Service Preservation Briefs

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

National Park Service Preservation Tech Notes

<http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>

National Park Service Technical Preservation Services – Sustainability

<https://www.nps.gov/tps/sustainability.htm>

Preservation Brief 1, “Cleaning and Water-Repellent Treatments for Historic Masonry Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>

Preservation Brief 2, “Repointing Mortar Joints in Historic Masonry Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Preservation Brief 3, “Improving Energy Efficiency in Historic Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

Preservation Brief 4, “Roofing for Historic Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 6, “Dangers of Abrasive Cleaning to Historic Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 9, “The Repair of Historic Wooden Windows,” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10, “Exterior Paint Problems on Historic Woodwork” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 11, “Rehabilitating Historic Storefronts” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

Preservation Brief 13, “The Repair and Thermal Upgrading of Historic Steel Windows” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

Preservation Brief 14, “New Exterior Additions to Historic Buildings: Preservation Concerns” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

Preservation Brief 16, “The Use of Substitute Materials on Historic Building Exteriors” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>

Preservation Brief 19, “The Repair and Replacement of Historic Wooden Shingle Roofs” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

Preservation Brief 22, “The Preservation and Repair of Historic Stucco” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>

Preservation Brief 30, “The Preservation and Repair of Historic Clay Tile Roofs” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/30-clay-tile-roofs.htm>

Preservation Brief 32, “Making Historic Properties Accessible” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Preservation Brief 45, Preservation Brief “Preserving Historic Wood Porches” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

Preservation Brief 47, “Maintaining the Exterior of Small and Medium Size Historic Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

“Replacement Windows that Meet the Standards” (NPS), <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm>

“Repair and Upgrade Windows and Doors” (NPS), <https://www.nps.gov/tps/sustainability/energy-efficiency/weatherization/windows-doors.htm>

“Saving Windows, Saving Money,” (Preservation Green Lab of the National Trust for Historic Preservation), <http://www.preservationnation.org/information-center/sustainable-communities/green-lab/saving-windows-saving-money/>

“20 Historic Paint Color Collections — from colonial to 20th century — available today,” <http://retrorenovation.com/2012/01/30/20-historic-paint-color-collections-from-colonial-to-20th-century-available-today/>

“Guidelines for Identifying Historic Paint Colors,” General Services Administration, <https://www.gsa.gov/portal/content/113650>

Appendix D – Guidelines for Identifying Historic Paint Colors

The General Services Administration (GSA) provides the following guidelines in their technical document titled, "Guidelines for Identifying Historic Paint Colors," from the Preservation Notebook Series (<https://www.gsa.gov/portal/content/113650>). For easy reference, the full text from the August 2016 version is provided below:

Part 1---General

1.01 Summary

- A. This procedure includes guidance on when to specify the use of historic paint colors, how to identify historic paint colors and how to contract for paint analysis. It documents items required of the conservator performing the work, it outlines a methodology for analyzing the paint, and it provides recommendations on how to prepare a complete and thorough paint analysis report.
- B. Accurate identification of historic paint colors

is an important part of the General Services Administration's restoration program. The original architects of GSA's historic buildings selected paints and finishes that would express their designs in the best possible manner. Paint colors and textures were intentionally chosen to articulate the architectural elements within each space and to convey the relative importance of different spaces within the building.

1.02 References

- A. American Society for Testing and Materials (ASTM)

1.03 Submittals

- A. Substantially complete (95%) and completed paint analysis reports will be submitted to the Regional Historic Preservation Officers for review and comment prior to completion of the contract.

1.04 Quality Assurance

- A. Qualifications:
 - 1. Sampling: The conservator taking the samples must have a knowledge of paint

sampling techniques sufficient to identify locations where complete stratigraphies are likely to exist, and where original paint colors are least likely to have degraded. Verification of this knowledge may be requested at the time of negotiation.

- 2. Laboratory Analysis / Interpretation of Samples: This must be done by a conservator trained in the laboratory analysis of architectural paints on buildings of similar complexity of those being studied for GSA.

B. Field Samples:

- 1. Sampling Locations: In spaces designated for sampling, all original paint/stain colors and clear finishes must be identified. Take samples from areas that have been subjected to the least possible exposure. Indicate sample locations on floor plans and/or elevations of the space sampled. Take a sufficient number of samples to ensure:
 - a. an accurate accounting of all of the finish layers on each sampled surface.

- b. that "like" elements in the same area or type of space in the building have the same number and sequence of layers.
- 2. Sampling Technique: For each surface to be sampled, reveal each paint layer using a surgical scalpel or craft knife with a curved blade. Expose 1/4"-1/2" square inch of each layer.
- 3. Matching: Using a daylight equivalent 3200 or 3400 Kelvin light source, match the first significant paint layers and original stain colors to the Munsell or Plochere System of Color Notation, according to Section 5.2 and 5.3 of ASTM D1535-68.
- 4. Original Clear Finishes: Solvent test to identify the type of finish (shellac, varnish, lacquer). Note the finish type in seriation charts and report narrative.
- 5. Decorative Finishes:
 - a. Should graining, marbling, or other decorative finishes exist at any layer, expose a sufficient area of each layer to reveal the pattern

or technique and photograph the exposed area. Note the type of decorative treatment (graining, marbling, stenciling) on the seriation charts and code the base coat.

- b. Notify the Contracting Officer of frescoes or other decorative finishes discovered during the course of this contract and note in the report. The Conservator will not be held responsible for the documentation of fresco painting under this scope of services.

Part 2---Products

2.01 Equipment

- A. The Conservator must supply all required color books, lights, analytical materials, and color chips, as well as provide the necessary scaffolding, swing stages, electrical modifications, or removal of materials adjacent to the fabric to complete the inspection.

Part 3---Execution

3.01 Erection, Installation, Application

- A. When to Specify the Use of Historic Colors: In painting contracts involving historic properties, specify the use of historic colors for the following locations:
 - 1. All exterior painted surfaces.
 - 2. Lobbies, entrance vestibules, corridors, auditoriums, libraries and other public spaces.
 - 3. Other significant spaces identified in the building's Historic Structure Report (HSR), Chapter 9 "Inventory of Significant Spaces and Features." "When no HSR is available for a building, consult the Regional Historic Preservation Officer (RHPO) for a space's historic significance.
- B. Locating Historic Paint Color Information: The building's historic paint colors are provided in Chapter 5 "Paint Analysis", of the HSR. When no HSR is available for a building, or when the HSR does not provide colors for the space in question, contract for

- paint analysis to identify the historic colors.
- C. Historic Paint Color Identification:
1. Paint analysis uses laboratory techniques developed for the field of art conservation to identify and document original paint colors and components. An ultra-violet light microscope is used in the laboratory to identify pigment and binding media.
 2. Paint color documentation involves cutting through existing paint layers, examining paint stratigraphies under magnification, and matching the first (i.e. original) layers to a standard color system. Standard color systems allow precise documentation of original colors, using alpha numeric codes which describe the color attributes of hue (pigmentation), chroma (color intensity), and value (lightness/darkness). Each alpha numeric code corresponds to a unique color card which can be matched to any modern paint.
- D. Computer Color Matching: Computer color matching machines, available at most major supply centers, eliminate the subjectivity of visual matching and error which occurs when paint colors are matched under different lighting conditions than those present in the historic building, a phenomenon called "metamerism".
- E. Documentation for Paint Analysis: The conservator must perform all services and provide all materials and equipment necessary to complete the study and prepare the report.
1. Provide paint sampling, analysis, and a written report of findings and repainting recommendations for each location required. The following report format is recommended:
 - a. Introduction: State the purpose of the paint analysis, recognize the sample locations, and explain the "period of significance" for paint restoration. Provide the following:
 1. Building name, number, and location.
 2. Areas subject to analysis.
 3. Examination dates and analysis names.
 4. Research methods.
- b. Paint Seriation Charts:
1. Present paint seriation charts (color- finish history) graphically in columnar charts. Head each column with the name of the substrate, primer, first finish later, second finish layer, and so on, with the present paint layer shown last, at the bottom of the column.
 2. Align paint chronologies of different elements so that the paint scheme for any period can be read across a single horizontal line.
 3. For materials originally left unpainted, name the substrate at the top of the column, as for other elements, and indicate "(unpainted)" in the line corresponding to the original finish layers. Provide a Munsell or Plochere code for the color of the substrate.
- c. Observation/Findings: Describe paint evidence in clear, physical

- terms, e.g., "first layer primer", "first finish layer", rather than "first significant layer", or other terms ambiguous as to the position of the layer in the seriation
- d. Conclusion: Explain in general terms how the paint analysis findings relate to the overall design of the space. State clearly what is known and what is not known from the paint analysis. Do not abbreviate or restate the analysis findings.
- e. Recommendations: Provide recommended restoration colors:
1. Provide a narrative and a list of recommended finishes, by location, including common color names for paints and stains, Munsell or Plochere color codes, gloss levels, and clear finish types.
 - a. Recommended Colors and Finishes List: List elements vertically by location (e.g. "First Floor Main Lobby: Ceiling:Rosette, Coffe, Fret

Molding, Fret Background", etc. On horizontal axis, correlate each architectural element (listed in the left column to the recommended paint/stain color name, finish (gloss level, texture, vehicle for clear coatings), and standard Munsell Plochere color code (listed in the right columns).

- b. Decorative Finishes: Break original multicoat decorative finishes (eg. Glazed paints), graining out by component layers and describe the overall intent, or common name of the decorative treatment. Note the type of decorative treatment in the list.
- c. If the list does not provide adequate space, name the components, or layers of the decorative system in a separate section.

For example, "mahogany graining" may be broken down into a ground paint layer followed by one or more glazes; a gold leaf finish might include a yellow bole, gold leaf, and a lacquer; and antiqued imitation goldleaf finish might include a "Dutch metal" leaf made of ground copper and zinc followed by several textured glazes. Key the ground or base of each decorative system to the Munsell or Plochere system. Narrative: Explain the paint recommendations within the larger restoration context. Unless unusual historic considerations dictate otherwise, paint restoration must return the building to its original appearance, i.e., as designed by the original architect. Justify the recommended color

scheme. Emphasize that colors, both natural and applied, were part of the original architect's design.

- d. Period of Significance: In rare cases, the "period of significance" for restoration may not be that of the earliest paint scheme. The Conservator must provide strong justification, based on scholarly restoration principles, for restoration paint schemes using colors other than the original colors identified by the paint analysis. Such exceptions are most likely to occur when the building has experienced significant alteration over time, and when the alterations have acquired significance in their own right. Check with the Regional Historic Preservation Officer prior

to starting analysis to determine if such direction is already recognized.

- e. Recommended colors for materials originally left unpainted: Match the substrate to the Munsell or Plochere system. Describe the material's primary natural color names. Recommend whether or not stripping to restore the natural finish is advisable. For example, stripping may not be advisable if the surface has been patched with dissimilar materials or the substrate is deteriorated or extremely porous.
- f. Recommended colors for features lacking original paint: The recommendations for repainting must address gaps in the physical paint evidence. Provide recommended colors for all

of the painted surfaces in the space. Draw analogies, if possible, between elements with known original paint colors (or clear finishes) and non-original or stripped elements for which physical paint evidence is unavailable.

- g. When paint evidence is unavailable, or an element is not original, prescribe restoration colors/finishes using the following types of evidence, in order of priority:
1. Physical paint evidence from the same area of the building.
 2. Physical paint evidence from another, similar area of the building.
 3. Historical documentation on the building, such as the architect's original specifications or architect's intent.

4. Physical paint evidence from studies of other buildings of the same period, style, and type, preferable in the same region.
 5. Scholarly research (primary or secondary, cite sources) on architectural paint styles and practices of the period. Appropriate primary sources include paint research on other buildings, period tastebooks, period paint manuals, manufacturer's paint palettes of the period, letters, diaries, paintings, etc.
2. Provide the government with a detailed listing of the number of samples required to identify all colors at these locations and the cost to provide sampling and analysis. Also provide a narrative that documents the following:
 - F. The actual methods used, including all tools and equipment.
 - G. Paint analysis findings, describing original color schemes for each location.
 - H. Any special comments on paint techniques or materials.
 - I. Recommendations for repainting.
 1. Do not sample elements which visual inspection indicates are not original.
 2. Prepare paint chronology charts for all paint layers on the sampled surface. Match the first finish paint layer to the Munsell or Plochere standard color notation system; identify other colors by common color names.
 - a. Record all paint layers on standardized paint seriation charts, using common color names. Show common color names and color codes for first significant layers. Should a color fall between two such codes, list both codes, separated by a dash (e.g., 5Y9/1-5Y9/2).
 - b. Record each layer of each different portion of the building fabric in corresponding layering sequence, so that the overall color scheme of each period of the building's history can be readily seen.
3. Provide 3"x5" color chips (1 set) for the earliest or most significant (if predetermined not to be the original finish layer) color scheme, as a matching guide for repainting. If there are two periods of significance, provide color chips for both periods.
 4. Provide graphic illustration of color scheme: Show the location of each color or paint technique on drawings, floor plans, diagrams, or photographs. If original or subsequent drawings of the building exist, the Government will provide them. For complex polychrome surfaces, illustrate the recommended paint scheme on a section (profile) sketch, with broken lines marking where breaks between colors occur.
 5. Identify original finish systems for clear finished wood elements. Match original stain colors to the Munsell or Plochere systems. Solvent test to identify the type of finish (shellac, varnish, lacquer).

Appendix E – Municipal Code, Chapter 19.42: Historic Preservation and infill in the Historic zone

Sections:

19.42.010 Purpose

19.42.020 Designation of a local historic resource or district

19.42.030 Adaptive reuse

19.42.040 Guidelines for preservation and adaptive reuse

19.42.050 Guidelines for infill development

19.42.010 Purpose

This chapter is intended to safeguard the historic character of Sonoma by recognizing and preserving significant historic and cultural resources by providing incentives for the preservation and rehabilitation of historically and culturally significant resources, and by ensuring that new development in the historic overlay zone is architecturally compatible.

A. Officially Designated Historic Structures. This chapter establishes incentives,

minimum standards, and guidelines for the preservation and adaptive reuse of officially designated historic structures to the greatest extent feasible, as well as a process for listing districts, sites, structures and other resources possessing local historic significance.

- B. Potentially Historic Structures. This chapter establishes guidelines for the preservation of historic structures within the city, using the League for Historic Preservation’s inventory of historic structures as a guide for determining whether these provisions should be applied.
- C. Infill Development. This chapter establishes guidelines to be used in review of infill development within the historic overlay zone for which a discretionary permit is required. (Ord. 06-2013 § 2(A) (Exh. B), 2013; Ord. 2003-02 § 3, 2003).

19.42.020 Designation of a local historic resource or district

A. Purpose. In order to recognize and promote the preservation of sites, structures, and

areas that are important to the history of Sonoma, this section provides for the nomination and designation of locally significant historic resources and districts.

- B. Designation Process – Local Historic Resources. Local historic resources shall be designated by the design review and historic preservation commission in the following manner:
 1. Initiation of Designation. Designation of an historical resource may be initiated by the design review and historic preservation commission or by the owner of the property that is proposed for designation. Applications for designation originating from outside the commission must be accompanied by such historical and architectural information as is required by the commission to make an informed recommendation concerning the application, together with the fee set by the city council.
 2. Review, Notice and Hearing. The design review and historic preservation commission shall conduct a public hearing on a nomination for local

historic resource designation. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 19.88 SMC (Public Hearings), including mailed notice to the owners of any property proposed for such designation.

3. Findings, Decision. Following a public hearing, the design review and historic preservation commission may approve or disapprove a nomination for designation as a local historic resource. The commission shall record the decision and the findings upon which the decision is based. The design review and historic preservation commission may approve such designation only if it finds that the resource meets at least one of the following criteria:
 - a. It is associated with events that have made a significant contribution to Sonoma’s history and cultural heritage; or
 - b. It is associated with the lives of persons important in Sonoma’s past; or

- c. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- d. It has yielded, or may be likely to yield, information important in Sonoma’s prehistory or history.

C. Designation Process – Local Historic Districts. Local historic districts shall be designated by the city council upon the recommendation of the design review and historic preservation commission in the following manner:

1. Initiation of Designation. The designation of a local historic district may be initiated by the city council or the design review and historic preservation commission.
2. Requirements for Designation. The designation of a local historic district is subject to finding by the review authority that all of the following requirements are met:
 - a. The proposed district is a geographically definable area.

- b. The proposed district possesses either a significant concentration or continuity of buildings unified by past events or aesthetically by plan or physical development.
 - c. Considered as a whole, a sufficient concentration of buildings within the proposed district demonstrates integrity of design, setting, materials, workmanship and association.
 - d. The collective historic value of the buildings and structures in the proposed district is greater than the historic value of each individual building or structure.
 - e. The designation of the area as a historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the city.
3. Design Review and Historic Preservation Commission Hearing and Recommendation. The design review and historic preservation commission shall

conduct a public hearing on a nomination for local historic resource district. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 19.88 SMC (Public Hearings), including mailed notice to the owners of any property proposed for such designation. Following the public hearing, the commission shall recommend approval in whole or in part or disapproval of the application for designation in writing to the city council, setting forth the reasons for the decision. The design review and historic preservation commission may approve a recommendation for a local historic district only if it makes the findings set forth in subsection (B) of this section.

4. City Council Hearing and Decision. The city council shall conduct a public hearing on a nomination for local historic district. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 19.88 SMC (Public

Hearings), including mailed notice to the owners of any property proposed for such designation. Following the public hearing, the city council shall by resolution approve the recommendations in whole or in part, or shall by motion disapprove them in their entirety. The city council may approve a designation as a local historic district only if it makes the findings set forth in subsection (B) of this section. If the city council approves a local historic district, notice of the decision shall be sent to property owners within the district.

- D. Amendment or Rescission. The design review and historic preservation commission and the city council may amend or rescind any designation of an historical resource or historic district in the same manner and procedure as are followed for designation.
- E. Previously Designated Historic Resources. The sites and structures previously designated by the city council as having local historic significance through the adoption of Resolution 18-2006 are hereby

designated as local historic resources as defined in this chapter.

- F. Register. The design review and historic preservation commission shall maintain a register of designated local historic resources and districts. (Ord. 06-2013 §§ 2(A) (Exh. B), 3, 2013).

19.42.030 Adaptive reuse

The adaptive reuse of historic structures within the historic overlay district, involving uses not otherwise allowed through the base zone, may be allowed subject to the approval of a conditional use permit, in compliance with SMC 19.54.040 and as set forth below.

- A. Eligible Structures. The following types of structures are eligible for adaptive reuse:
 - 1. Officially Designated Structures. Those structures of officially designated historical significance as indicated by (a) listing with the State Office of Historic Preservation, or (b) listing as a locally significant historic resource, regardless

of whether they are located within the historic overlay zone.

2. Structures with Potential Historical Value. In addition to officially designated structures, there are other structures that may have historical value because of their age (usually more than 50 years old), and their contribution to the overall historic character of the community due to their unique architectural scale and style, use of design details, form, materials, or proportion, as may be documented through listing on the Sonoma League for Historic Preservation's inventory of historic structures. Such structures shall only be eligible for adaptive reuse if located within the historic overlay zone.

B. Allowable Use. The following uses may be considered in an application for the adaptive reuse of a historic structure:

1. Residential Uses and Densities. Allowable Residential Uses. Single- and multifamily dwellings and residential condominiums.
 - a. Allowable Residential Densities.

The allowable residential density within the historic overlay district may exceed the normally allowable density under the subject general plan designation and zoning district, subject to the approval of the planning commission.

2. Nonresidential Uses.
 - a. Bed and breakfast inns;
 - b. Hotels;
 - c. Limited retail;
 - d. Mixed use (residential over commercial) developments;
 - e. Professional and service-oriented offices;
 - f. Restaurants (with or without outdoor dining facilities); and
 - g. Wine tasting facilities.

C. Retention of Residential Character, Scale, and Style. Adaptive reuse projects shall retain a residential character, scale, and style (e.g., off-street parking areas would be prohibited in the front and street side setbacks, new construction would have a residential appearance, signs would be

limited, etc.). The guidelines set forth in SMC 19.42.040 shall be considered by the planning commission in applications for adaptive reuse.

- D. Compliance with Parking Standards. The above-listed uses shall be provided with suitable parking, in compliance with Chapter 19.48 SMC (Parking and Loading Standards).
- E. Findings and Decision. The planning commission shall approve, with or without conditions, the adaptive reuse of an historic structure only if all of the following findings can be made, in addition to those identified in SMC 19.54.040 (Use permits). The alteration or adaptive reuse would:
 - a. Enhance, perpetuate, preserve, protect, and restore those historic districts, neighborhoods, sites, structures, and zoning districts which contribute to the aesthetic and cultural benefit of the city;
 - b. Stabilize and improve the economic value of historic districts, neighborhoods, sites, structures,

and zoning districts;

- c. Preserve diverse architectural design reflecting phases of the city's history, and encourage design styles and construction methods and materials that are compatible with the surrounding neighborhood(s);
- d. Promote and encourage continued private ownership and utilization of structures now so owned and used; and
- e. Substantially comply with the applicable Secretary of the Interior Standards and Guidelines for the Treatment of Historic Properties as well as the applicable requirements and guidelines of this chapter. (Ord. 06-2013 § 2(A) (Exh. B), 2013; Ord. 06-2009 §§ 1 – 3, 2009; Ord. 2003-02 § 3, 2003. Formerly 19.42.020).

19.42.040 Guidelines for preservation and adaptive reuse

- A. Purpose. The purpose of these guidelines is to implement general plan policies related to the preservation and adaptive reuse of officially designated historic structures throughout the city and of structures having potential historical value within the city's historic overlay zone.
- B. Applicability. These guidelines are to be utilized during the development/design review process as criteria against which to review new construction within the historic overlay district requiring discretionary approval and adaptive reuse projects.
- C. Preservation and Rehabilitation of Existing Structures. In general, preservation and rehabilitation efforts should aim toward protecting the essential architectural features of a structure that help to identify its individual style and thereby further its contribution to the historic character of the surrounding neighborhood.
 - 1. General Rehabilitation Principles.
 - 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.
2. Doors.
- a. Older structures almost always had solid wood doors that fit the particular style of the structure. The front door of the structure was the most ornate with secondary doors usually

more utilitarian in appearance. The shape, size, and style of doors are an important feature of all historical architectural styles and the original design/type should be maintained.

- b. Original doors should be repaired in place whenever possible. When replacement is necessary, the replacement door should match the original design and materials as close as possible.
 - c. If the original door is missing, appropriate design and materials should be selected by studying the doors of similar structures in the surrounding neighborhood or consulting books on architectural styles. Many older style panel doors are still available from material suppliers and may match the original doors very closely.
3. Exterior Materials.
- a. The original exterior building materials should be retained whenever possible. It is not desirable

to use mismatched materials of different finishes, shapes, sizes, or textures.

- b. Structures with original wood siding should not be stuccoed in an attempt to modernize their appearance. Likewise, plastic shingles should not be used to replace wood siding or shingles.
- c. Replacing wood siding with aluminum siding of the same shape and size as the original siding can be an alternative, but care shall be taken to use siding of the appropriate size.
- d. Brick surfaces should not be sandblasted in an attempt to remove old paint. Sandblasting would damage the natural fired surface of the brick, and cause it to lose its water repellent qualities. Also, mechanical grinders should not be used to remove mortar as this can damage the brick surrounding the joint.

4. Ornamentation and Trim.

- a. Most often it is the authentic decoration and trim on a structure that lends character and identifies the structure with its particular architectural style. Original ornamentation should be preserved whenever feasible.
 - b. If the material needs to be removed to be repaired or copied, determine how the piece is attached and carefully plan the work to be sensitive to the material. Any prying action should be slow and careful, with a minimal amount of force.
 - c. If the ornamentation or trim is comprised of several layers of materials, it is helpful to sketch the components as they come apart to ensure proper reassembly. If the pieces are beyond repair, a skilled finish carpenter should duplicate the original work.
5. Porches and Stairs.
- a. During rehabilitation efforts, the

design integrity of the front porch should not be compromised. Front porches should not be enclosed with walls or windows.

- b. If enclosing the porch is the only viable means of adding needed space, care should be taken to use decoration(s), doors, siding materials, trim details, and windows that match the façade of the structure surrounding the porch.

6. Roofs.

- a. Roofs are important both functionally and aesthetically. Great care should be taken to ensure that roofs are watertight and that roofing materials are compatible with the original style of the structure. Oftentimes roofs only need repairs, but when replacement is necessary roofing materials should be selected that are appropriate to the structure's architectural style.
- b. It should be recognized that fire safety requirements may preclude

reroofing a structure in its original material. The determination of what material to use for the replacement of wood shingles or shakes in historic structures should be based on compatibility with the colors and materials used elsewhere on the structure.

7. Windows.

- a. Most older/historic structures had wood framed windows that were either casement, double hung, or fixed. The shape, size, and style of windows are an important feature of most architectural styles and the original type window should be maintained.
- b. When window replacement is necessary, it is preferred that the new window be an exact match of the original.
- c. An alternative to special milling may be the use of an "off-the-shelf" standard window that closely matches the original.

- d. Aluminum or plastic frame windows should not be used as replacements on any part of a historically valuable structure without justification. The use of such materials is highly visible and the contrast of materials and styles can permanently affect the architectural integrity of the structure. The use of traditional materials is preferred.

D. Additions to Existing Structures. Additions to historically valuable structures may be necessary to ensure their continued use. Modifications (e.g., additions, new entrances and exits, parking facilities, handicap facilities, and seismic strengthening) should be made with care so as not to compromise a structure's historically valuable features, finishes, or materials.

- 1. Site Plan Considerations. Additions should be carefully placed to minimize changes in the appearance of the structure from the public right-of-way. Whenever possible, additions should be placed to the side or rear of the structure

and should not obstruct the appearance of the structure from the public right-of-way.

2. Architectural Compatibility.

- a. Additions to historically valuable structures should incorporate the distinctive architectural features of the original structures including:
 - i. Door and window shape, size, and type;
 - ii. Exterior materials;
 - iii. Finished floor height;
 - iv. Roof material, pitch, and style; and
 - v. Trim and decoration.
- b. Refer to the rehabilitation guidelines, subsection (C) of this section, Preservation and Rehabilitation of Existing Structures, for discussion of appropriate exterior doors, porches, wall materials, windows, etc.

3. Roof Pitch and Style.

- a. The roof of a structure, especially its pitch and style, is an important architectural element that should

be taken into consideration when planning an addition.

- b. Whenever possible, the pitch and style on the addition should match the original.
 - c. Roof materials should also match as close as possible.
4. Second-Story Additions.
- a. Because adding an additional story to an existing structure will always change the structure's proportions, such additions should be carefully designed to follow similar two-story examples of the particular style that may be found in the surrounding neighborhood.
 - b. Integrating the new second-story addition into the original design of the structure may be easier if the addition is set back from the front façade so that it is less noticeable from the public right-of-way. (Ord. 06-2013 § 2(A) (Exh. B), 2013; Ord. 2003-02 § 3, 2003. Formerly 19.42.030).

19.42.050 Guidelines for infill development

- A. Purpose. These guidelines are intended to encourage new infill development in the historic overlay district to be compatible in scale and treatment with the existing, older development and to maintain the overall historic character and integrity of the community. At the same time, these guidelines are intended to promote the visual variety that is characteristic of Sonoma, to allow for contemporary architectural designs, and to provide reasonable flexibility in accommodating the tastes, preferences and creativity of applicants proposing new development, especially individual single-family homes. As stated in the 2020 General Plan: Sonoma should continue to be characterized by variety in terms of land uses, building types, and housing, and this diversity should be consistent with preserving the town's small-scale and historic character.
- B. Guidelines for Compatibility. The single most important issue of new infill development is one of compatibility, especially when

considering larger structures. When new structures are developed adjacent to older single-family residences, there are concerns that the bulk and height of the infill structures may have a negative impact on the adjoining smaller-scale structures. The following considerations are intended to address this concern:

1. Site Plan Considerations.

- a. New development should continue the functional, on-site relationships of the surrounding neighborhood. For example, common patterns that should be continued are entries facing the public right-of-way, front porches, and garages/parking areas located at the rear of the parcel.
- b. Front setbacks for new infill development should follow either of the following criteria:
 - i. Equal to the average front setback of all residences on both sides of the street within 100 feet of the property lines of the new project; or

- ii. Equal to the average front setback of the two immediately adjoining structures on each side of the new project.

- c. In cases where averaging between two adjoining existing structures is chosen, the new structure may be averaged in a stepping pattern. This method can work especially well where it is desirable to provide a large front porch along a portion of the front façade.

2. Architectural Considerations.

- a. New infill structures should support the distinctive architectural characteristics of development in the surrounding neighborhood, including building mass, scale, proportion, decoration/detail, door and window spacing/rhythm, exterior materials, finished-floor height, porches, and roof pitch and style.
- b. Because new infill structures are likely to be taller than one story,

their bulk and height can impose on smaller-scale adjoining structures. The height of new structures should be considered within the context of their surroundings. Structures with greater height should consider providing greater setbacks at the second-story level, to reduce impacts (e.g., blocking or screening of air and light, privacy, etc.) on adjoining single-story structures.

- c. The incorporation of balconies and porches is encouraged for both practical and aesthetic reasons. These elements should be integrated to break up large front façades and add human scale to the structures.
- d. The proper use of building materials can enhance desired neighborhood qualities (e.g., compatibility, continuity, harmony, etc.). The design of infill structures should incorporate an appropriate mixture of the predominant materials in

the surrounding neighborhood whenever possible. Common materials are brick, horizontal siding, shingles, stone, stucco, and wood.

- e. Color schemes for infill structures should consider the color schemes of existing structures in the surrounding neighborhood in order to maintain compatibility and harmony. Avoid sharp contrasts with existing building colors.

3. Single-Family Residences.

- a. The design of an individual single-family residence is typically of great significance to the homeowner. Changes required through the design review process should be the minimum necessary to achieve compatibility with the overall character of the historic overlay district.
- b. Historic architectural styles (e.g., craftsman, Victorian, bungalow, etc.) are not mandated. However, contemporary architectural

treatments proposed for new residences should complement and not detract from the qualities of the historic overlay district and the neighborhood setting of the proposed development.

- c. To the extent that a proposed residence is not readily visible from a public street, other public vantage point, or a significant historic resource, greater design flexibility should be allowed.

4. Sustainable Construction Techniques.

- a. Building forms that reduce energy use may be radically different than traditional architectural types. Careful and sensitive design is required in order to produce a contrast that is pleasing rather than jarring. The use of appropriate colors and textures on exterior materials is one method of linking a contemporary building design to a traditional neighborhood context.
- b. Roof gardens, solar panels, and

other sustainable construction features should be fully integrated into the design of new construction, rather than applied at the conclusion of the design process.

5. Accessory Structures.

- a. New accessory structures (e.g., garages, second units, sheds, etc.) that are visible from the public right-of-way should incorporate the distinctive architectural features (e.g., color, materials, roof pitch and style, etc.) of the main structure.
- b. Design features should be applied with less detail on the accessory structure so that it does not compete with the main structure and is clearly subordinate to it. (Ord. 06-2013 § 2(A) (Exh. B), 2013; Ord. 07-2007 § 1 (Exh. B), 2007; Ord. 2003-02 § 3, 2003. Formerly 19.42.040).

Appendix F – Municipal Code, Chapter 2.60: Design review and historic preservation commission

Sections:

2.60.010 Purpose

2.60.020 Composition

2.60.030 Duties and responsibilities

2.60.040 City council review

2.60.010 Purpose

The purpose of the design review and historic preservation commission shall be to protect the architectural heritage of Sonoma, identify and preserve significant historic resources, enhance the visual character of the built environment, and promote excellence in town design and architecture through its review of projects in accordance with this chapter and other applicable provisions of the Sonoma Municipal Code. (Ord. 06-2013 §§ 1 (Exh. A), 3, 2013; amended during June 2011 supplement; Ord. 96-2 § 1, 1996).

2.60.020 Composition

The design review and historic preservation commission shall consist of five members, appointed in accordance with SMC 2.40.100. At least four members shall be qualified electors of the city. The members of the commission shall include persons who have demonstrated special interest, competence, experience or knowledge in the following areas: historic preservation, cultural geography, or other historic preservation-related discipline; architecture and architectural history; prehistoric and historic archaeology; urban planning; landscape architecture; or related disciplines, to the extent such persons are available in the community. All members must have demonstrated interest in and knowledge of the cultural heritage of the city. (Ord. 06-2013 §§ 1 (Exh. A), 3, 2013; amended during June 2011 supplement; Ord. 2001-3 § 1, 2001; Ord. 96-2 § 1, 1996).

2.60.030 Duties and responsibilities

The design review and historic preservation commission shall have the following responsibilities:

- A. Exercise the authority set forth in this chapter and as otherwise provided in the municipal code.
- B. Recommend to the city council policies and programs in support of historic preservation including but not limited to goals and policies for the general plan and other regulatory plans as well as programs for historic preservation incentives.
- C. Review and make recommendation to the State Office of Historic Preservation regarding nominations of property located within the city to the National Register of Historic Places.
- D. Perform the duties pursuant to the certified local government provisions of the National Historic Preservation Act of 1966. This shall include undertaking review and comment upon those projects on which the city as a certified local government has an obligation or opportunity to provide review

- and comment under the National Historic Preservation Act including but not limited to private and public projects undertaken within the Sonoma Plaza National Landmark District, in accordance with the applicable provisions of the municipal code.
- E. Administer the nomination, designation, and registry of local historic resources and districts as set forth in SMC 19.42.020.
- F. Develop and administer historic preservation plans, historic resource inventories, context statements, design guidelines and other information, plans and procedures related to historic preservation.
- G. Implement the applicable provisions of the California Environmental Quality Act pertaining to historic and cultural resources, consistent with its authority under the provisions of Chapter 19.54 SMC.
- H. Conduct the review of applications for the demolition or relocation of buildings and structures within the historic overlay zone and of potentially historic buildings and structures located outside of the historic overlay zone, in accordance with SMC 19.54.090 (Demolition permit).
- I. Conduct architectural review, in accordance with SMC 19.54.080 (Site design and architectural review).
- J. Conduct sign review in accordance with the provisions of SMC Title 18.
- K. Conduct landscaping review in accordance with the provisions of Chapter 14.32 SMC.
- L. Consult with, advise, and report to the city council on a regular basis in connection with the exercise of the commission's duties and functions.
- M. The above-listed duties and functions shall be performed in compliance with SMC 19.52.020 (Authority for land use and zoning decisions), Table 5-1 (Review Authority for Planning Permits), and the California Environmental Quality Act (CEQA), as applicable. (Ord. 06-2013 §§ 1 (Exh. A), 3, 2013; amended during June 2011 supplement; Ord. 96-2 § 1, 1996).

2.60.040 City council review

The city council shall review the duties, responsibilities and effectiveness of the design review and historic preservation commission on an annual basis commencing one year from the effective date of this section. (Ord. 06-2013 §§ 1 (Exh. A), 3, 2013; amended during June 2011 supplement; Ord. 96-2 § 1, 1996).

Appendix G – Maps

Mapping Methodology

The maps created in April 2016 for this document utilize GIS data provided by the City of Sonoma between October 2015 and April 2016. The aerial background is Environmental Systems Research Institute's (Esri's) World Imagery and Transportation ArcGIS Map Service last updated in March 2016.

The map depicting age-eligible properties is based on year built information from the Sonoma Assessor Table Microsoft Access Database. The information was joined to the parcel shapefile using the APN, and some of the parcels were minimally altered so as to provide a better representation and to avoid confusion and duplication (for example, the duplicated, circular parcels were removed). If there were multiple buildings with the same parcel number and had varying built dates, the oldest built date was used. Some parcels did not have associated built dates, and thus age eligibility was determined by the building's physical evidence. If the built date was 1966 or earlier, the property was marked as "Age-Eligible." If the built date was 1967

or later, the property was marked as "Not Age-Eligible." Due to the 50-year threshold as described in the National Register of Historic Places, this map is static and only provides age-eligible information relevant to 2016.



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