



APD Preservation LLC

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Subject: REVISED “Secretary of the Interior’s” Consistency Analysis for 249 First Street West, Sonoma, CA 95476 (APN 018-121-019-000)

Dear Mr. Tudisco:

I have reviewed the revised subdivision and development plans for 249 First Street West in Sonoma, California, as presented in your email of December 4, 2018. This letter updates my September 25, 2018, letter in which I reviewed the potential impacts of the project on surrounding historic resources. To recap my earlier letter, the proposed project, in theory, has the potential to have indirect visual impacts on adjacent historic resources to the north and south. The revised project would have no direct effect on historic resources, however.

It is my determination that the project as proposed is consistent with the ‘Secretary of the Interior’s Standards’ and would have no significant effects on adjacent historic resources.

Project

The project as currently proposed encompasses the following elements:

- Demolish the existing non-historic house (built 1986)
- Subdivide the 0.67-acre parcel into four separate residential lots
- Extend a driveway along the southern edge of the property from First Street West to the rear of the parcel
- Retain mature landscaping along the northern edge of the property, adjacent to the bike path

Since my September 2018 letter, the following details have been added to the project:

- The duplex unit facing First Street West would be one-story at the street, telescoping to two stories at the rear of the structure, to align with the height of the neighboring historic house at 277 First Street West.
- The porch on the duplex unit facing First Street West would be reduced to 7 feet deep and the space between the rear of the duplex and the detached garage would be reduced to allow for an additional 2.5’ of area for landscaping between the porch and the sidewalk.
- Front porches would be added to the three rear structures (lots 1, 2, and 3).
- Wall heights would be lowered from 9 feet to 8’6”.
- The roof slopes of all units would be 7:12 to reduce ridge heights.
- The eaves on all units would be increased to 4”.
- Gable end windows would be added to the westernmost building (lot 4).
- The exterior cladding would be 1” x 8” horizontal wood siding.
- Windows would be double-hung sash.
- The roofing materials would be composition shingles.



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“Secretary of the Interior’s Guidelines”

My previous analysis of the project, as detailed in my September 2018 letter, remains unchanged. Below is a summary of the relevant findings:

- The proposed new construction is clearly of its era and does not try to mimic or reproduce architecture of an earlier period. At the same time, the use of wood siding, gabled masses and porches is consistent with other buildings in the vicinity.
- The proposed new construction does not alter the historic function of 277 First Street West as a residence or of 241 First Street West as a commercial building.
- The setback of the proposed new construction is roughly the same as both 277 and 241 First Street West. The slight variation would be minimally discernable to the public. The increased landscape area created by the reduced porch depth on the street-facing unit is consistent with the house at 277 First Street West.
- The reduced ridge heights are consistent with other 2-story buildings in the vicinity.
- The proposed new construction maintains a generous separation from both 277 and 241 First Street West. The bike path to the north and the driveway to the south create significant visual open space between the new construction and old.

Conclusion

It is my professional opinion that the project as currently proposed is consistent with the “Secretary of the Interior’s Standards for Rehabilitation,” and, therefore, would have no significant impacts to adjacent historic resources as defined in the CEQA Statute (CPRC 21084.1) and CEQA Guidelines (15064.5(b)(3)).

Please feel free to call me at 415-806-4549 if you have any questions or comments.

Sincerely,

Alice P. Duffee
APD Preservation LLC