

Appendix E
Historic Reports

Introduction

This section provides information on historic buildings and sites which may be affected by the proposed project and evaluates the potential impact the proposed project would have on these historical resources. It includes a review of previously-identified historical resources and a discussion of whether additional ones could be affected, concluding with a list of historical resources that could be affected by the proposed project. Then there is a brief list of aspects of the proposed project which could affect historical resources. Following is an evaluation of whether the proposed project would have an impact on the historical resources identified in this study.

Methodology

To enable an evaluation of the potential for the project to affect historic buildings and sites, this section begins with a brief physical description of the context, encompassing the city block in which the project site lies and the neighboring blocks. A listing of previously-identified historical resources follows, along with a brief discussion of whether there are additional historic buildings and sites, not previously identified, which could be affected by the proposed project. Identification of historical resources is based on studies of 117 West Napa Street and 153 West Napa Street by Page & Turnbull, the Sonoma Plaza National Historic Landmark listing, the Sonoma Plaza National Register District nomination form, and the 1979 Sonoma inventory (Area 10 of the Valley of the Moon Survey). Based on these references, a list is offered with historic buildings and sites that have the potential to be affected by the proposed project. The evaluation is geared primarily to the criteria in CEQA Guidelines Section 15064.5, which ultimately refer to the California Register Criteria (and National Register Criteria) as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Context and Project Site

The project site is located on the south side of West Napa Street between First and Second Streets West, just west of Sonoma Plaza in the heart of the city of Sonoma. The subject city block is a fairly densely developed downtown commercial district, like the blocks that adjoin it in all directions except the northeast. These blocks are occupied almost entirely by buildings or parking lots, with only a few vacant lots, yards, and gardens. The buildings are typically three stories tall or less. As much unbuilt space is occupied by parking and other hardscape as by planted landscapes. Sonoma Plaza lies northeast of the subject city block. East of Nathanson Creek, development is less dense and markedly more residential. North of Spain Street, open spaces and institutions are interspersed with residential areas.

The project site lies in Assessor's Block 018-251. It consists lot 17 (153 West Napa Street, now the Chateau Sonoma Building); part of lot 52 (the Lynch Building at 135 West Napa Street, which will remain, and the parking lot on the west side of it, which will be part of the project site); lot 51 (the west part of the printing plant behind the Index-Ledger Building at 117 West Napa Street, and part of the parking lot sequence that connects First Street West and West Napa Street), and part of lot 55 (the Index-Tribune Building and the southern extension of its site which wraps east to First Street West).

It can be confusing to correlate the assessor's parcels, street addresses, building permits, previous reports, and existing buildings/site features that are proposed for retention (or demolition) in the proposed project. The table that follows shows how each portion of the existing site is categorized in the various references.

APN	Street Address	Existing Building/Site	Page & Turnbull Study	Proposed Treatment
018-251-017	153 W. Napa Street	Chateau Sonoma	2012 Historic Resource Evaluation	Demolish; construct new restaurant building
018-251-052	135 W. Napa Street	Lynch Building	—	Retain (not in project site)
018-251-052	135 W. Napa Street	Parking lot west of Lynch Building	—	Construct new entry court (restaurant building covers a small portion)
018-251-051	Assessor assigns "First Street West"	1986 Warehouse connected to Index-Tribune Building Note: The 1986 construction permit for this building has the address 117 W. Napa Street but notes building is actually on a different parcel.	Mentioned in building permits and Building Chronology; not covered in significance evaluation	Demolish; construct new ramp to subterranean garage and hotel above.
018-251-051	Assessor assigns "First Street West"	Parking lot west of 1986 Warehouse	—	Construct new entry court and hotel
018-251-055	117 W. Napa Street	Index-Tribune (north) building	2011 Historic Resource Evaluation	Retain (not in project site)
018-251-055	117 W. Napa Street	1977 (south) warehouse additions	Mentioned in building permits and Building Chronology; not covered in significance evaluation	Demolish; construct new ramp to subterranean garage and hotel above.
018-251-055	117 W. Napa Street	Driveway and parking lot south of 1977 warehouse additions	—	Construct new staff parking lot at grade and ramp to First Street West from subterranean garage, one-story service building.

Previously Identified Historical Resources

Reports on the Project Site

The project site was previously studied in 2011 (153 West Napa Street) and 2012 (117 West Napa Street) by Page & Turnbull. The surrounding context has been the subject of a historic inventory, two nominations to the National Register of Historic Places, and the Sonoma Historical Overlay District.

In its 2011 study of 153 West Napa Street, Page & Turnbull researched the construction, ownership, and occupancy of the existing building. It also traced previous use and ownership of the parcel before the existing building was constructed around 1910. It discussed the blacksmithing trade in Sonoma because of the building's former use as a blacksmith's shop. The study concluded the property is not individually eligible to the California Register under Criteria 1, 2, or 3. The property does not have a significant association with important historical events or trends, according to the Page & Turnbull study, because it was constructed about 10 years after the most important period of Sonoma's development and its commercial uses were not of notable importance. The past owners and occupants associated with the building were not important to local, state, or national history, according to the report. And building, "designed in a modest commercial or light industrial style with few distinctive details by means of typical construction methods...does not express aesthetic ideals or design concepts more fully than other properties of its type."¹

The same firm prepared a similar study of 117 W. Napa Street in 2012. Its research methodology was similar to the one for 153 W. Napa Street, and included an account of the history of the *Index-Tribune* and Robert Lynch, the longtime owner who shaped the existing building. Although it did not go into detail, the report appears to treat the rear (south) warehouse portion of the building at 117 W. Napa Street as a separate structure. The site description states, "The building is located on or very near the north, east, and west property lines. It is separated from the south property line by two warehouses, a driveway, and a shed structure, and an asphalt parking lot extends to First Street West."² The exterior description states that the rear (south) facade of the building that is the subject of the report "faces south and is composed of two one story portions. The west portion is a reinforced concrete wall that is completely obscured by a large warehouse that was constructed in 1977."³ The interior description does not include the interior of the warehouses. The Building Chronology in the Page & Turnbull report does include a 1977 building permit for the south warehouse addition on parcel 018-251-055. The report also includes permit 8912, issued in 1986, for the warehouse addition located on parcel 018-251-051 (immediately to the west of parcel 018-251-055 on which the original *Index-Tribune* Building is located).

Thus, the Page & Turnbull report addressed almost exclusively only the older, northern portion of the *Index-Tribune* Building, which is located entirely on parcel 018-251-055. It made only brief mention of the warehouse additions on the south side of the building (which also housed the printing presses) and did not appear to take them into account in its significance evaluation. For this reason, the Page & Turnbull report cannot be used to assess definitively whether the

¹ Page & Turnbull. *153 West Napa Street Historic Resource Evaluation*. San Francisco, 29 August 2011. Pp 25-26.

² Page & Turnbull. *117 West Napa Street Historic Resource Study*. San Francisco, 5 July 2012. P 7.

³ *Ibid.* P 10.

warehouse additions are historically significant. It did state that “Although several other buildings were constructed on the subject property during the period of significance, they are not yet 50 years old and do not appear to be exceptionally significant under any criteria.”⁴

The report concluded that 117 W. Napa Street is individually eligible to the California Register under Criterion 1 (Events) “for its association with the local newspaper, the *Sonoma Index-Tribune* ...continuously operated at 117 West Napa Street—the only extant property associated with newspaper—for more than 80 years.”⁵ It also found that “117 West Napa Street appears eligible for listing in the California Register under Criterion 2 (Person) for its association with Robert Lynch (1920-2003). Lynch was the fourth-generation owner and publisher of the *Sonoma Index-Tribune*, and he made his greatest contributions to the City of Sonoma during his productive 54-year tenure.”⁶

The two warehouse buildings that make up the south end of the Index-Tribune complex, built in 1977 and 1987, are typical of utilitarian commercial-industrial construction of their time. Although they are located on different parcels, they were connected and both were extensions of the original Index-Tribune Building north of them. The building on parcel 018-251-051 (behind the Lynch Building) has vertically-oriented ribbed steel siding and metal windows. Its gabled roof is so gently sloped it appears nearly flat. The north half of the building is a few feet taller than the south half and has a second floor. The interior of the building consists of offices with carpeted floors, partitions with gypsum wallboard finish, and gypsum board or suspended “T-bar” ceilings. The 1977 building on parcel 018-251-055 immediately to the east is similar in form and length, but is narrower east-to-west. Its most prominent elevation, on the south facing the parking lot, is similar in material to the 1986 warehouse; both buildings have roll-up steel doors on this elevation. The older building has a steel frame and concrete-block walls on its east and west sides; the east wall is faced in stucco but is almost entirely obscured by climbing vegetation. The interior of the older building is a single, high-bay industrial space.

Based on the construction dates, the information and evaluation in the Page & Turnbull report, and the physical description of the buildings, they do not appear to be historically significant. Whether they are viewed as additions to the older Index-Tribune Building, or as separate properties that are physically continuous with it, they do not meet any of the California Register Criteria. Built in the 1970s and 1980s, they are less than 50 years old—and more importantly, they were constructed after the Index-Tribune was already growing and had established itself as an important institution in Sonoma. Utilitarian expansions of the newspaper’s plant, they were not important expressions of its role in commerce or community life (which the 1958 Monterey-style north facade on West Napa Street was). They existed for 17 and 26 years, respectively, of Robert Lynch’s 54-year run as publisher of the paper. In design and construction materials, the buildings are utterly generic. For these reasons, the two warehouses are not historically significant. For the purposes of CEQA evaluation, they should not be included in the designation of 117 West Napa Street as a historical resource based on the Page & Turnbull report.

Surveys and Districts

The area around the project has been inventoried and included in historical designations four times. The oldest designation is the Sonoma Plaza National Historic Landmark, one of the

⁴ Ibid. P 29.

⁵ Ibid. P 28.

⁶ Ibid. P 29.

earliest designated National Historic Landmarks. Survey work for Sonoma Plaza is recorded as early as 1958, which preceded the National Historic Preservation Act of 1966. In 1961, William G. Raymond, the mayor of Sonoma, applied for Registered National Historic Landmark status. Sonoma Plaza was granted Landmark status by the Department of the Interior and was dedicated in December of 1961. The Sonoma Plaza National Historic Landmark consists of nine specific properties: The Barracks, the Toscano Hotel, the Hotel Annex, the Mission, the Jones (Castenada) Adobe, the Nash Patton Adobe, the Don Salvado Vallejo Adobe, the Leese-Fitch Adobe, and the Bear Flag Monument. The properties on which the proposed hotel would be constructed are not included in the National Landmark.

In 1992 Michael Crowe of the Western Regional Office of the National Park Service realized that the Sonoma Plaza National Historic Landmark status was not focused on local historic significance and submitted the nomination for Sonoma Plaza to become a National Register Historic District. This increased the number of properties to 134, with 82 contributing buildings, five sites (of which three are contributing), one contributing structure, and two contributing objects. The district encompasses properties on the north side of Spain Street from just west of the Plaza to 256 East Spain Street, on the south side of Spain Street from the Jones Adobe west of the Plaza to 245 East Spain Street, along First Street East from Spain Street south to 525 and 542, along the north side of Napa Street from just west of the Plaza to 180 East Napa Street, along the south side of Napa Street from just west of the Plaza to Second Street East, extending onto Second Street East to numbers 532 and 558, and the block between Broadway and First Street East from the Plaza most of the way south toward Patten Street. The project site is not included in the National Register District—but parcel 018-251-055, part of which would be occupied by a parking lot and ramp and a one-story service building for the proposed project—directly abuts the two parcels (APN 018-251-020 and 018-251-056) at the southwest corner of First Street West and West Napa Street which comprise the southwest corner of the National Register District boundary. The second of these parcels was the site of the Vasquez House, which has been moved. It is now a parking lot.

The City of Sonoma historic resources survey was submitted on May 1st, 1979. With matching funds from the Western Regional Office of the National Trust for Historic Preservation, a survey of the Valley of the Moon was conducted; this survey included the City of Sonoma. Carla N. De Petris and Johanna M. Patri coordinated the surveys by dividing the Valley of the Moon into 23 areas; these included outlying areas, unincorporated areas, and the City of Sonoma. The City of Sonoma survey was directed by the Sonoma League for Historic Preservation and the consulting architect was Dan Peterson, AIA, assisted by Gerrie Peterson.

Five areas in the master listing of the historic resources of Sonoma County lie in the City of Sonoma. One of these, area ten, encompasses the Sonoma Plaza District. Area ten runs West/North/South and includes a survey of East and West Napa Street; Sonoma Plaza; First and Fourth Streets East; East and West Spain Street; East and West Second Street, and Church Street.

The survey of area ten covers a total of 113 properties. There is also one bridge, and three properties described as open space, which includes Sonoma Plaza itself. The survey includes 78 properties listed as eligible to the National Register. Each listing gives the historic name of the property, the style, followed by the year it was built, its original use, whether or not it was photo documented, and a National Register rating. The Master List is followed by the DPR 523a forms for the individual properties, which give a more detailed survey of each property. The only property on West Napa Street listed in the survey is the Hawker Home at 158 West Napa Street.

The City of Sonoma Zoning Code contains a historic overlay zone, described in Section 19.42. All of Assessor's Block 251 (including the entire proposed project site) is included in the overlay zone. Chapter 14.42 of the Sonoma Municipal Code, section 1.42.050 contains guidelines for infill development. They set forth site plan considerations and architectural considerations intended to ensure that new construction in the overlay zone is compatible with the historic character of Sonoma. The Overlay Zone requires review under these guidelines that were crafted in order to avoid impacts on the historic character of the Overlay Zone.

Historical Resources that Could Be Affected by Proposed Project

The project could affect historical resources located on the parcels that are included in the project site. Because these could be affected physically by the project and their immediate physical context would change, this section evaluates the effect the project would have on them, based on application of the Secretary's Standards and assessment of the effect on their historical integrity under the California Register Criteria. Additionally, it is necessary to consider whether the proposed project could affect other identified historical properties even though they are not immediately contiguous to the proposed construction and would not be affected by it physically. The following passage discusses whether the properties presented above could be affected by the proposed project under the CEQA Guidelines.

The nine specific properties listed in the National Historic Landmark (NHL) designation are mostly grouped on the north and west side of the Plaza. Only the Leese-Fitch Adobe is near the project site. Because it is not far removed from the project site, new work on the project site might have the possibility of causing a significant impact on its integrity of setting, feeling, and association, and could be interpreted as a change in its immediate surroundings which would materially impair its historical significance. (The Leese-Fitch Adobe, like all nine NHL properties) was also included in the 1992 National Register listing.)

There is only a very limited visual connection between the other eight properties and the project site. The proposed project could affect *only* the integrity of setting, feeling, and association of these properties—and its potential to change their integrity of feeling and association would be extremely low. The proposed project site forms only a small part of the setting of the National Landmark properties; even if it had measurable effect on that, it would not be able to affect the overall historical integrity of one of the properties, much less the group. For these reasons, the proposed project could not change the immediate surroundings of the National Historic Landmark properties in a way that would materially impair their significance.

The 1992 National Register District does not include the project site, but it does include two lots in Block 018-251. One of them formerly contained the Vasquez House but is now a parking lot and is listed as non-contributing, and the other, 529 First Street West, is listed as a non-contributing property because it contains an altered building and a built that post-dates the period of significance of the district. Thus, there are no historically significant features on these two lots. However, there are contributing properties not far from the project site, including the Batto Building (as well as the Leese-Fitch Adobe, which is also part of the National Register District) on First Street West just north of Napa Street. Because this is a National Register District, the primary question is whether the proposed project could have an impact on the district as a whole. If the project were to cause a substantial loss of integrity to one or more specific contributing properties, that could also cause a significant impact in its own right, but the effect on the district would still be the more likely impact in this case, which is a project occurring outside the district boundaries. For simplicity, the Batto Building, the Leese-Fitch Adobe, and

the National Register District as a whole will be examined in assessing potential impacts. (The possible impacts on other contributing properties further away from the project site would be similar to the ones discussed below for the Batto Building and the Leese-Fitch Adobe.)

The 1979 survey of central Sonoma, which was Area 10 of the larger survey of the Valley of the Moon, listed individual properties and not districts. The only property it listed which is close enough to be affected by the proposed project is the Hawker Home at 158 West Napa Street. The other properties are too far from the proposed project site for the proposed project to have the potential to cause a significant impact on them.

Summary of Historic Properties Which Could Be Affected by the Proposed Project

The table that follows lists the historic properties on which the proposed project could have the potential to cause a significant impact. The evaluation of impacts below will examine whether the proposed project actually does have the potential to cause a significant impact on each one.

	Property Name	Address	Listing	Survey Criteria	Type
1	Index-Tribune Building (north)	117 W. Napa St.	Page & Turnbull report	California Register	Building (individual)
2	Sonoma Plaza NR District	See Fig.X	National Register	National Register	District
3	Batto Building	457 1st St. W.	National Register	National Register	Contributor to district
4	Leese-Fitch Adobe	491 1st St. W.	National Historic Landmark	National Historic Landmark/NR	NHL/Contributor to district
5	Hawker Home	158 W. Napa St.	Valley of the Moon Survey (Area 10)	Local Survey	Building

Impact Evaluation

This section evaluates whether the proposed project could cause a significant impact to each of the five historic properties listed above that have been identified as historical resources and which the CEQA Guidelines require evaluating because the proposed project would affect them physically or is so close that it could affect their immediate physical context.

Salient Aspects of the Proposed Project

The proposed project has been described in greater completeness above. The aspects of it which would have the potential to affect nearby historical resources are:

Siting and Layout

The new restaurant wing would replace the Chateau Sonoma and cover its existing rear yard (APN 018-251-017). The location of the existing parking lot on West Napa Street between the Chateau Sonoma and the Lynch Building would become the entry court of the hotel. The

Scale, Form, and Massing	<p>three-story main hotel building would occupy the south portion of APN 018-251-051 which is now a parking lot. Most of the existing parking lot on First Street West (the south part of APN 018-251-055) would be occupied by a staff parking lot and the vehicle exit ramp from the subterranean parking garage.</p> <p>The restaurant wing and main hotel building would both be three-stories tall, with guest rooms on the upper floors. The main roof height limit would be 35 feet, with mechanical equipment and other projections limited to 40 feet. The buildings would have rectangular footprints at their bases, with two courtyards in the main hotel building. Recesses and projections in the wall surfaces would result in a series of smaller planes. Although the majority of the roof would be flat, it would have sloping surfaces at the perimeter to create an appearance similar to gabled and mansard roofs; most windows at the third floor would be in dormers.</p>
Facade Composition and Openings	<p>The two most prominent elevations would be the north (visible from West Napa Street and the entry court) and the east (most of it visible obliquely from West Napa Street and the entry court, with the east elevation of the main hotel building and service building visible at the rear of two parking lots on First Street West). The exterior elevations would be composed of regular bays and consistent story heights, but would not be uniform grids because the exterior finish materials would change at each level, the wall plane would be broken up by recesses and projections, and the openings in would vary in size and configuration.</p>
Exterior Materials	<p>Exterior materials would include stone veneer, stucco, “rustic plywood board and batten, heavy timber arcades, and corrugated roofing and flat tile roofing...timber and precast sills, and miscellaneous running trim.”⁷</p>

1. Index-Tribune Building 117 West Spain Street

The 2011 Historic Resource Evaluation by Page & Turnbull determined the Index-Tribune Building to be eligible to the California Register under Criteria 1 (Events) and 2 (Persons). As discussed above, the report focused on the older (north) part of the building in making this determination; it did not attribute this significance to the (south) warehouse additions built in 1977 and 1986. The warehouse additions are not historically significant.

The proposed project would demolish the warehouse additions on the south end of the Index-Tribune complex, and construct in their place a new ramp to the subterranean parking garage and build above it a portion of the new hotel. The new hotel building would not be immediately adjacent to the south wall of the older portion of the Index-Tribune Building. The primary (north) facade of the Index-Tribune Building on West Napa Street would not be altered. The proposed

⁷ Ross Drulis Cusenberry. *Hotel Project Sonoma Basis of Design Report*. Sonoma, May, 2015. P 03-2.

project would not alter the historically significant older (north) portions of the Index-Tribune Building.

The proposed project would not change the appearance of the Index-Tribune Building as viewed from West Napa Street, where its primary facade and public entrance are located. The historically significant (older) portions of the interior would remain. The building would continue to convey its association with the *Sonoma Index-Tribune* and with Robert Lynch. Removal of features and building fabric which are not historically significant does not conflict with the Secretary of the Interior's Standards; this includes demolition of non-significant additions.

Demolition would require alteration or reconstruction of a portion of the rear (south) wall of the Index-Tribune Building where the warehouse additions are currently connected to the older (north) portion that will be retained. If this work is executed so that it retains character-defining features that are exposed and constructs new features that are compatible with the historic character of the property, it will conform to the Secretary's Standards and will not cause a loss of historical integrity. Conversely, if this part of the demolition and alteration of the Index-Tribune Building removes character-defining features that could feasibly be retained or adds new features that are not compatible with the historic character of the property, it would not conform to the Secretary's Standards. Construction of a new south elevation which is incompatible with the original building would have the potential to reduce the historical integrity of the property, materially impairing the significance of the property.

Impact CUL-1

The design of the new south facade of the Index-Tribune Building could alter the historic property in a way that removes character-defining features, adds features which detract from the historical character which qualifies the building for listing in the California Register, or both. No details about the proposed south elevation of the Index-Tribune Building were obtained, so this impact is included only to note that the way this aspect of the proposed project is developed could have the potential to cause a substantial adverse change in the significance of the Index-Tribune Building.

2. Sonoma Plaza National Register District

The proposed project would occur on parcel 018-251-055, which immediately abuts two parcels which lie in the National Register District. Portions of the proposed project would form part of the setting of some of the contributing properties in the District, would be visible from them, or both. The project itself would be outside the boundaries of the District. The two parcels in the District that are contiguous to the proposed project site do not contain features that contribute to the significance of the District.

The proposed project would not alter the basic configuration of built and open spaces at the street frontage on its site. The Chateau Sonoma would be replaced by a restaurant wing that would be similar in height at the property line on West Napa Street. The existing parking lots on West Napa Street and First Street west would remain open (though they would change in function, configuration, and design). More of the interior of the subject parcels would be covered in buildings than currently, but this would not be readily apparent visibly from the District. The proposed project would not construct new buildings in direct proximity to the District.

The proposed project would alter the setting of the District only to a small degree. The existing development to the west and south of the District is distinct from the District itself (which is

reflected by the District boundary). The proposed project would not be out of scale with nearby buildings—and would be no taller than the norm surrounding it, nor the tallest buildings in the District itself. Although the design of the proposed project would not match the buildings in the district, it would be similar enough to it so that it would not be able to impair the integrity of setting, feeling, or association of the District. For these reasons, the proposed project would have a less-than-significant impact on the Sonoma Plaza National Historic District.

3. Batto Building

The Batto Building (457 First Street West) is separated from West Napa Street by six other buildings. The setting of the Batto Building is primarily the Plaza itself, and to a lesser degree it does include the center of Sonoma overall (which encompasses the interior of the block in which the Batto Building is located). The block on the which the proposed project site is located (including the street frontages on West Napa Street and First Street West) is not on the plaza and plays a limited role in the setting of the Batto Building (and all the buildings on the Plaza).

There are no vantage points from which both the Batto Building and the proposed project site are prominently visible. The proposed project would cause a small degree of change to the setting of the Batto Building, but it would not have the potential to impair its integrity of setting (or the overall integrity). The proposed project is not immediately adjacent to the Batto Building and would cause no physical changes to the Batto Building itself. For these reasons, the proposed project does not have the potential to alter the immediate surroundings of the Batto Building in a way that would materially impair its historical significance, so it would have a less-than-significant impact on the Batto Building.

4. Leese-Fitch Adobe

The Leese-Fitch Adobe (491 First Street West) presents a similar issue to that of the Batto Building. Although it is closer to the project site than the Batto Building, and there are vantage points (particularly on the west side of the Plaza) from which the Leese-Fitch Adobe and the proposed project site are both visible, the proposed project would be a limited visual component of the view from these points. Even near the corner of the Plaza, the setting of the Leese-Fitch Adobe is primarily the Plaza itself; the side streets off the Plaza on which the propose project would be located would play a small role in the setting of the Leese-Fitch Adobe. The non-contributing building next to the Leese-Fitch Adobe at the corner of West Napa Street and First Street West is markedly taller than the Leese-Fitch Adobe and forms a partial screen between it and the project site. The only building on the project site that would be significantly visible from vantage points on the Plaza where the Leese-Fitch Adobe is visible would be the restaurant wing; only part of that building would be visible because the Lynch Building would screen most of it from view.

As in the case of the Batto Building, the proposed project would neither affect the Leese-Fitch Adobe physically nor would it alter its immediate surroundings in a way that would materially impair its historical significance, so it would have a less-than-significant impact on this contributing property.

5. Hawker Home

This one-story, bungalow-style house, now converted to office/commercial use, is immediately across West Napa street from the proposed project site, aligned almost directly north of the Chateau Sonoma Building. The proposed project would remove the Chateau Sonoma and

replace it with the restaurant wing of the new hotel. The existing parking lot on the east side of the Chateau Sonoma would become the entry court of the proposed hotel; the existing parking lot on the west side of the Chateau Sonoma (and the commercial building, parking lot, and gas station at the corner of Napa Street West and Second Street West) are not in the project site and would not change. The parking immediately east of the Hawker Home on the north side of West Napa Street and the commercial buildings east of it would not be altered, nor would the house on the west side of the Hawker Home and the institutional/commercial buildings further west. The Hawker Home and its neighbor to the west convey the original residential character of the area immediately beyond the Plaza, but the subject block of First Street West illustrates the mix of residential and commercial development that has characterized this zone for decades.

The proposed project would alter the scale and density of development in the immediate vicinity of the Hawker Home, and would replace the Chateau Sonoma, which is an old building, with a new building. This would change the setting of the Hawker Home somewhat, but the proposed project would not change the balance of commercial and residential development. The increase in density would be on the south side of the proposed project site—the Chateau Sonoma already presents a solid building wall at the property line on West Napa Street. The Hawker Home is an individual historical property, and its setting already includes sizable recent buildings such as the Lynch Building. Therefore, the proposed project would not eliminate the integrity of setting of the Hawker Home, and would not impair the overall integrity of this property. It would not cause a significant impact on the Hawker Home.

Mitigations

One significant impact has been identified, the potential for the design of the altered rear (south) elevation of the Index-Tribune Building to be incompatible with the character of the building or to remove character-defining features, causing a material impairment of the significance of the building. (The alteration will be necessary because of the demolition of the existing south warehouse additions, which themselves are not historically significant.)

CUL-1

To ensure the Index-Tribune Building retains its historical significance, the design of the altered rear (south) elevation after demolition of the warehouse additions should conform to the Secretary of the Interior's Standards for Rehabilitation. A consultant who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture should submit a report on conformance of the design to the Secretary's Standard. The report and the architectural drawings and specifications for should be reviewed by the Planning Department and Planning Commission to confirm conformance before final planning approval is granted.

153 WEST NAPA STREET
HISTORIC RESOURCE EVALUATION
SONOMA, CALIFORNIA
[11143]

Prepared for
KENWOOD INVESTMENTS



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

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DRAFT

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Kenwood Investments for 153 West Napa Street (APN 018-251-017) in Sonoma, California. The commercial property, which was built circa 1910, is located on the south side of West Napa Street between First Street West and Second Street West in Sonoma's downtown (**Figure 1**).



Figure 1. 153 West Napa Street shown in red. The central plaza is the large green area.
Source: City of Sonoma Geographic Information System, 2011.

METHODOLOGY

This Historic Resource Evaluation provides a summary of previous historical surveys and ratings, a site description, historic context statement, construction chronology, and an evaluation of the property's eligibility for listing in the California Register.

Page & Turnbull prepared this report using research collected at the following local repositories and various other online sources in August 2011.

City of Sonoma, Building and Planning Departments

Page & Turnbull obtained copies of all available permits for 153 West Napa Street. Inspection of alternate addresses yielded no additional documentation. The City's records included the 1953 Sanborn Fire Insurance map, which is not available online.

Sonoma State University Library

After speaking with a reference librarian, Page & Turnbull was informed that the university's library would not be a likely source of relevant information for this report. A librarian in the Regional and Special Collections department directed us to the digital resources available on the library's web site at <http://libweb.sonoma.edu/regional/>. No relevant information was obtained.

Sonoma County Library's Local History and Genealogy Annex

Page & Turnbull referenced the available residential and commercial directories for Sonoma County; however, a complete collection was not on file. The Sonoma County Library maintains a historic photograph collection, examples from which are included in this report. Additional information related to the history of blacksmiths in Sonoma was obtained.

Sonoma County Assessor-Recorder

Performing a title search for 153 West Napa Street was difficult due to the number of simultaneous owners. Page & Turnbull therefore enlisted the services of Mike Burton, a Sonoma County-based title researcher, who traced the chain of title to 1904. His findings are included in the "Owners and Occupants" section of this report.

Sonoma Valley Historical Society (Depot Park Museum)

Page & Turnbull requested a research appointment and was informed that the director, Diane Smith, is currently on leave. In her absence, Sandi Hansen directed our inquiries to the Sonoma League for Historic Preservation and the *Sonoma Index-Tribune*.

Sonoma League for Historic Preservation

Page & Turnbull has been in contact with Patricia Cullinan, the chairperson of the League's Architectural Conservation and Education Committee, in order to identify previous documentation of 153 West Napa Street. During the preparation of this report, it was determined that the League's records of the subject property are incorrect and relate to a different building.

Sonoma Index-Tribune Archives

Archives for Sonoma's newspaper dating from the 1880s have been digitized and are available online. Page & Turnbull identified several relevant articles and advertisements from the *Sonoma Index-Tribune*, which are referenced herein.

II. SUMMARY OF DETERMINATION

153 West Napa Street is not listed in the National Register of Historic Places, the California Register of Historical Resources, or the Sonoma League for Historic Preservation Inventory of Historic Structures and is not a Sonoma County Historic Landmark. Furthermore, the building does not appear to be part of any known or potential historic district.

The significance evaluation in this report demonstrates that 153 West Napa Street does not appear to be individually eligible for listing in the California Register of Historical Resources under any criteria. Although the subject property retains a moderate degree of integrity, it does not possess specific associations with significant events or persons, and lacks the architectural distinction necessary to qualify as a historic resource. Therefore, the subject property is not considered to be a historical resource for the purposes of review under the California Environmental Quality Act (CEQA).

III. CURRENT HISTORIC STATUS

The following section briefly examines the national, state, and local historical ratings currently assigned to 153 West Napa Street.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

153 West Napa Street is not listed in the National Register.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

153 West Napa Street is not listed in the California Register.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs re-evaluation.

153 West Napa Street is not listed in the California Historic Resources Information System (CHRIS) database with any Status Code, which means that the building has not been formally evaluated using California Historical Resource Status Codes.

SONOMA COUNTY HISTORIC LANDMARKS

In 1974, the Sonoma County Landmarks Commission was created under Ordinance No. 1768. The same ordinance established procedures to designate Historic Structures and Historic Districts.¹ 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

¹ “Sonoma County Landmarks Commission,” *County of Sonoma Permit and Resource Management Department*, web site accessed 17 August 2011 from: <http://www.sonoma-county.org/prmd/historic/commission.htm>.

criteria.² 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.³

153 West Napa Street is not a designated Sonoma County Historic Landmark and it is not located within a registered historic district.

SONOMA LEAGUE FOR HISTORIC PRESERVATION INVENTORY OF HISTORIC STRUCTURES

The Sonoma League for Historic Preservation maintains an inventory of historic structures in the City of Sonoma. According to the League’s web site, “In 1978, with a grant from the County Landmarks Commission, the League began preparing the Sonoma Valley Historical Resources Survey [also known as the Inventory of Historic Structures] under the auspices of the City and County of Sonoma. The survey is an inventory of historic properties and includes structures from Kenwood to the Carneros Region. Each survey document provides important information that identifies and describes the property including its past and present owners, physical appearance of the structure, and the historical or architectural significance of the site including people and events associated with it.”⁴

153 West Napa Street is not listed in the Sonoma League for Historic Preservation Inventory of Historic Structures. The League did have records of the subject property, but during the preparation of this report, it was determined that these records are incorrect and in fact relate to a different building.

CITY OF SONOMA DEVELOPMENT CODE

According to Section 19.10.030.C2 of the City of Sonoma Development Code, the Historic Overlay zone “is intended to preserve structures that are historically and/or culturally significant...The Design Review Commission shall review any new commercial buildings and additions or exterior changes to existing commercial buildings [within the Historic Overlay zone].”

The Development Code identifies two types of structures eligible for adaptive reuse: officially designated structures and structures with potential historical value. According to Section 19.42.020 of the code, “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, 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.”⁵

153 West Napa Street is located within the Historic Overlay zone (**Figure 2**). Based on the findings contained in this Historic Resource Evaluation, the subject building is not likely to have historical value as defined by the Development Code. However, the City of Sonoma Planning Department should be consulted regarding this project, as it is ultimately responsible for determining the eligibility of the subject property for adaptive reuse and overseeing the review process for all projects within the Historic Overlay zone.

² Sonoma County Landmarks Commission, “By-Laws of the Landmarks Commission” (revised 30 June 2008), 2.

³ “Historic Landmarks,” *County of Sonoma Permit and Resource Management Department*, web site accessed 4 August 2011 from: http://prmd.sonoma-county.org/historic_landmark_list.aspx?sid=1015&sort=2.

⁴ “Preservation,” *Sonoma League for Historic Preservation*, web site accessed 16 August 2011 from: <http://sonomaleague.org/historical.html>.

⁵ Article IV (General Site Planning and Developmental Standards), Chapter 19.42 (Historic Preservation and Infill in the Historic Zone), *City of Sonoma Development Code* (February 2005), 4.27-28.

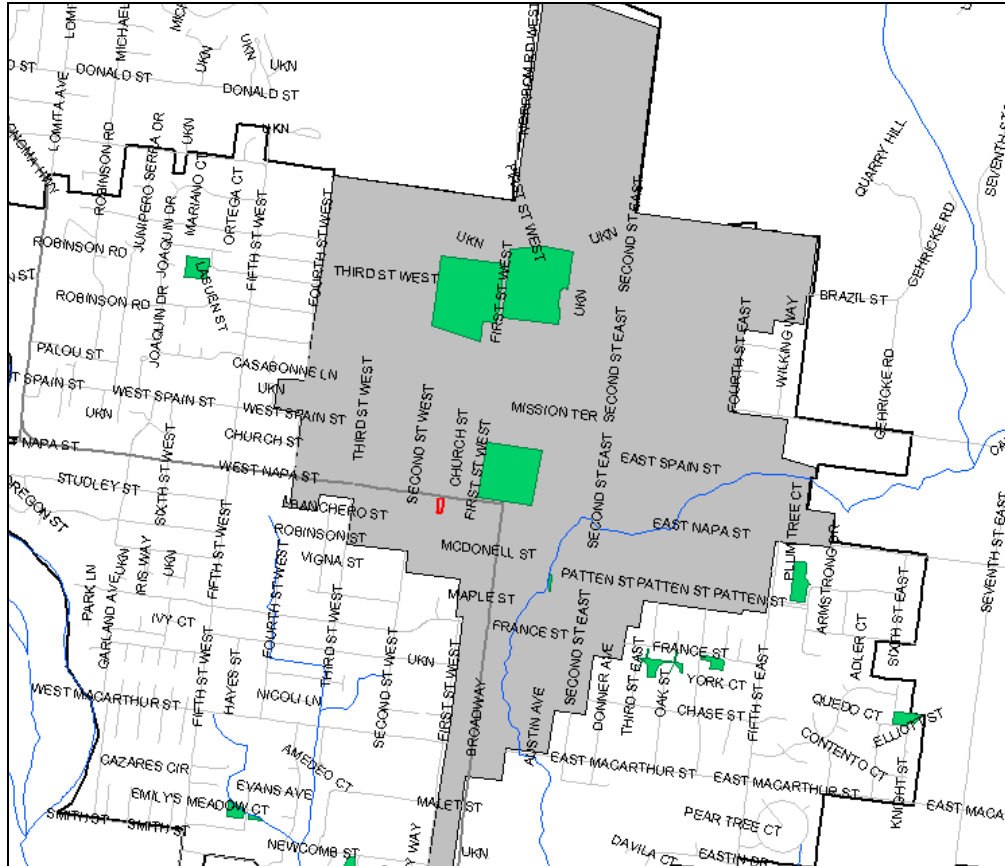


Figure 2. Map of the City of Sonoma with the Historic Overlay zone shown in gray. The subject property is marked in red near the center of the map. Source: City of Sonoma Geographic Information System, 2011.

IV. ARCHITECTURAL DESCRIPTION

SITE

153 West Napa Street is located on a 50' x 150' rectangular-shaped parcel (APN 018-251-017) on the south side of West Napa Street between First Street West and Second Street West (**Figure 3**). Constructed circa 1910 in a modest commercial or light industrial style, the two-story wood-frame building features a rectangular plan with an L-shaped addition, corrugated metal cladding, and few distinctive details. The material of the foundation is unknown. The principal two-story portion of the building is capped by a corrugated metal gable roof with a high parapet on the north façade, while the rear single-story portion is capped by a combination shed and hipped corrugated metal roof. Exposed wood rafter tails and purlins are visible on most sides of the building.



Figure 3. Aerial view looking south with subject property shown in red.
Source: Bing Maps (Microsoft Corp. and Pictometry International Corp.), 2011.

The building is located on or very near the north, east, and west property lines, and it is separated from the south property line by approximately 75 feet. The parcel is surrounded by surface parking lots belonging to adjacent lots. The site features an asphalt pad at the northeast corner that is used as a parking space, planters with shrubs and low-growing vegetation on the north and east façades, and several mature trees on the west façade.

A large rear yard occupies the southern half of the property and is contained by a wood fence on the east, south, and west sides, and there is a gate in the west side of the fence. The yard features loose gravel paving, a fountain, sculptures, architectural artifacts, outdoor furniture, and a variety of mature trees (**Figures 4 and 5**).



Figure 4. Rear yard looking north toward the subject building. Source: Page & Turnbull, 2011.



Figure 5. Looking northeast from adjacent western lot. Note the length of the subject property's rear yard. Source: Page & Turnbull.

EXTERIOR

Primary (North) Façade

The primary façade faces north on West Napa Street (**Figure 6**). The ground floor features a recessed storefront clad in vertical channel drop wood siding and containing three structural bays, each of which features a different wall plane (**Figures 7 and 8**). The east bay is recessed at an angle and features a painted brick planter and a fixed wood window with decorative wood shutters. The center bay is the most deeply recessed area of the primary façade and features a paved brick landing and a pair of single-light French doors. The west bay is recessed parallel to the north property line and features a painted brick planter and a fixed wood window with decorative wood shutters. The entire storefront is recessed beneath a soffit clad in channel drop wood siding, and a fabric awning spans the width of the primary façade along West Napa Street.

Above the awning, the primary façade is clad in vertical corrugated metal siding. Dimensional metal letters spell “CHATEAU SONOMA” and a central blade sign above reads “Chateau Sonoma French Antiques.” A high parapet obscures the gable roof beyond and terminates in a simple wood cornice with end brackets.



Figure 6. Primary (north) façade.
Source: Page & Turnbull, 2011.



Figure 7. Recessed storefront.
Source: Page & Turnbull, 2011.



Figure 8. Primary façade from northeast.
Source: Page & Turnbull, 2011.

East Façade

The east façade is composed of two parts: the rear (south) one-story addition and the principal (north) two-story portion. The south addition is clad in vertical corrugated metal siding and features a pair of flush wood doors on the north side (**Figures 9 and 10**).

The north portion is also clad in vertical corrugated metal siding. In the center of the east façade is a large area of smooth metal panel that fills a former opening on the ground floor. At the north end are two wood planters with shrubs on the ground floor that are in front of a fixed wood window with decorative shutters. A flat sign affixed near the building's northeast corner reads "Chateau Sonoma French Antiques."



Figure 9. East façade. Source: Page & Turnbull, 2011.



Figure 10. East façade looking southwest. Source: Page & Turnbull, 2011.

West Façade

The west façade is clad in vertical corrugated metal siding and does not contain any openings (**Figure 11**). The siding appears to be patched in several places and mature trees obscure much of the façade. The roofline of this façade features shallow eaves with exposed rafter tails.



Figure 11. West façade looking southeast. Source: Page & Turnbull, 2011.

Rear (South) Façade

The south façade is clad in vertical corrugated metal siding. The ground floor features a pair of multi-light French doors beneath a fabric awning and a single multi-light French door (**Figure 4**). The ground floor is capped by a combination shed and hipped corrugated metal roof. The second floor does not contain any openings (**Figure 12**).



Figure 12. South façade looking northeast. Source: Page & Turnbull, 2011.

INTERIOR

The ground floor of the building is occupied by an antiques store. The front (north) part of the store has carpeted floors and exposed wood framing of the floor above. The rear (south) part of the store features areas of carpeted, concrete, and wood floors; various partitioned spaces, some of which do not extend to the ceiling; and a finished ceiling (**Figures 13 and 14**).

The store manager described the second floor as containing “insulation and pigeons only.”



Figure 13. Front (north) part of the ground floor showing exposed wood framing above.
Source: Page & Turnbull, 2011.



Figure 14. Rear (south) part of the ground floor showing partitions and finished ceiling.
Source: Page & Turnbull, 2011.

V. HISTORIC CONTEXT

EARLY SONOMA HISTORY

Prehistory

Sonoma Valley was once occupied by Coast Miwok and Patwin peoples, and most authorities consider the Coast Miwok to have been the dominant tribe.⁶ The Coast Miwok territory was centered in Marin and adjacent Sonoma counties and encompassed an area spanning approximately forty miles east-to-west and thirty-five miles north-to-south.⁷ The modern City of Sonoma falls within the northeastern portion of Coast Miwok territory, and the area surrounding Sonoma's central plaza was within close proximity to the ancient Coast Miwok village of Huchi.⁸

Hispanic Period

During much of Spanish rule, Alta California was a loosely held dominion administered by the Viceroy of New Spain in Mexico City. During the latter half of the eighteenth century Spain, responding to outside pressures, reinforced its claim to Alta California by encouraging the establishment of a chain of Franciscan missions along the coast and inland valleys from San Diego north to the Golden Gate. The first mission was established in San Diego in 1769. By 1776, Father Junipero Serra had established Mission Dolores in Yerba Buena (now San Francisco). The decision by the Spanish Viceroy to build missions in the region north of the Golden Gate was ultimately provoked by the establishment of a Russian fur trading and farming settlement at Fort Ross, in present-day Sonoma County in 1812.⁹

In 1823, Father Jose Altimira, sent from Spain in 1819 to assist at Mission Dolores, devised a plan to found a new mission north of the Golden Gate. Altimira and his men sailed across San Pablo Bay and rowed up the Sonoma River to the site of the present-day City of Sonoma. Impressed with the fecund soil of the well-watered and oak-studded plain, Altimira selected this location for what would be California's last mission and the only one established during Mexican rule. On 4 July 1823, Father Altimira officially founded Mission San Francisco Solano de Sonoma, naming it after St. Francis Solano, a missionary to the Peruvian Indians. Within a few years there were upwards of 1,300 Indians living at the *rancheria* adjacent to the mission. In 1826, a bloody neophyte revolt broke out, and the uprising resulted in the complete destruction of the first mission complex and Father Altimira's departure from Sonoma.¹⁰

Although Mission San Francisco Solano de Sonoma was rebuilt in 1827, it did not survive for much longer. The missions of California, like the missions on all Spanish colonial frontiers, were intended to be temporary institutions. When the work of Christianization and acculturation was deemed to be finished, the missionaries were to be replaced by secular clergy and the mission lands distributed among the former neophytes, a process known as secularization. The constitution of the Republic of Mexico endorsed the equality of all Mexicans regardless of race. Mexican liberals concluded that the missions—which denied basic liberties to the Indians—were unconstitutional. Meanwhile, native-born *Californios* saw the missions as an obstacle to the economic development of the province; they believed that the missions' control of prime agricultural lands and the indigenous labor force impeded the growth of private ranches and farms. In 1834, Governor José Figueroa issued a proclamation ordering the secularization of the California missions. Although enacted to benefit the

⁶ Alfred L. Kroeber, "Some New Group Boundaries in Central California," *University of California Publications in American Archaeology and Ethnography*, Volume 47, Number 2 (Berkeley, California: 1957).

⁷ Isabel Kelly, "Coast Miwok," in *Handbook of the North American Indians*, Robert F. Heizer, editor, (Washington, D.C.: Smithsonian Institution, 1978).

⁸ Samuel A. Barrett, *The Ethnography of Pomo and Neighboring Indians*, (Berkeley: University of California Press, 1908).

⁹ Robert A. Thompson, *Historical and Descriptive Sketch of Sonoma County, California* (San Francisco: 1877), 9.

¹⁰ *Ibid.*, 10.

Indians, the act was in actuality little more than a badly disguised land grab. After secularization, Figueroa appointed the young Commandante Mariano Guadalupe Vallejo as the *mayordomo* of Mission Sonoma. Although his responsibilities theoretically included overseeing the transfer of half of the mission lands to the former neophytes, Vallejo instead distributed the land among his friends.

In addition to disposing of mission lands, Vallejo was also charged with building a presidio or military settlement at Sonoma.¹¹ In 1835, with assistance from Captain William A. Richardson, he laid out the Pueblo de Sonoma according to the Laws of the Indies, a set of guidelines used to lay out most Spanish settlements in the New World. Vallejo centered the pueblo on an eight-acre plaza southwest of Mission Sonoma. He then laid out a grid of wide streets around the plaza. This street pattern was codified in the O'Farrell-Huspath survey of 1847 and survives today. Each block contained four lots or *solares*. Each *solar* measured 100 x 100 *varas* (275' x 275') square. Vallejo also constructed a two-story adobe barracks, a three-story lookout tower on the north side of the Plaza, as well as a sumptuous adobe *palacio* for himself.¹² From 1835 to 1839, Sonoma grew quite slowly, being populated at first almost exclusively by soldiers who had decided to stay after finishing their duty at the garrison. Vallejo worked hard to encourage Mexican settlers to come to the remote frontier settlement, convinced that the settlement would eventually become the center of Mexican power in Alta California.¹³

American Period

Prior to the outbreak of the Mexican-American War, few Americans or other foreigners lived in Sonoma. This began to change quickly after Americans began making their way overland to California during the early 1840s. Even heavily Mexican towns like Sonoma began undergo a dramatic change in demographics as hundreds of American settlers began ranching and starting businesses in town. Several of the more prominent English-speaking settlers in Sonoma included Jacob P. Leese, John Fitch, James Cooper, John Wilson, and Mark West.¹⁴ By 1845, the Pueblo of Sonoma was the most important Mexican military outpost in northern Alta California.

The City of Sonoma was incorporated in 1883.¹⁵ In 1890, the railroad depot first opened in Sonoma Plaza, and the region attracted many visitors to resorts that touted the benefits of natural hot springs. California's wine industry, which was first established in the nineteenth century at Mission Sonoma, surged during the twentieth century, and the City of Sonoma has become well known for its wine and picturesque setting.¹⁶

PROJECT SITE HISTORY

According to an 1888 Sanborn Fire Insurance Company map, the northern portion of the block containing the subject property was a vineyard (**Figure 17**). The only building on the single large parcel was a two-story dwelling along First Street West. Other blocks in the vicinity were almost completely developed by this time and featured a variety of building types including dwellings, hotels, drug stores, laundries, blacksmith shops, and wine storage. By 1891, the Union Stable had been built at the southwest corner of First Street West and West Napa Street, and by 1905, several other buildings had been constructed on the block, including a wine storage facility, sheds, and a French hotel with an adjacent French laundry (**Figure 18**).

¹¹ Ibid., 191.

¹² Ernest L. Finley, *History of Sonoma County, California: Its People and Its Resources* (Santa Rosa, California: Press Democrat Publishing Company, 1937), 192.

¹³ Ibid., 195.

¹⁴ Thompson, 12.

¹⁵ "History," *City of Sonoma*, Web site accessed 9 August 2011 from: <http://www.sonomacity.org/default.aspx?PageId=3>.

¹⁶ "Recent History," *Sonoma Valley Visitors Bureau*, web site accessed 9 August 2011 from: <http://www.sonomavalley.com/index.php/Table/Recent-history/>.

The subject building appears to have been constructed circa 1910, although the exact date is unknown. The building is depicted in the 1911 Sanborn map as a two-story, iron-clad blacksmith shop (**Figure 19**). It did not have a chimney, and a separate smokehouse was located behind the building. The notation “no exposure” on the property’s west side indicates that little or no danger from fire was expected to come from that direction. The building was occupied by William D. Rambo, a blacksmith who advertised his shop located on “Napa St., bet. 1st West and 2nd West” as early as 1909 (**Figures 15 and 16**).¹⁷ Another blacksmith shop located on the same block also appears for the first time on the 1911 map. Other buildings on the block included a saloon and a building labeled “plumbing,” and the building previously known as the “French hotel” had become the Palace Hotel. In the 1923 Sanborn map, the subject building is noted as having wood floors. A twenty-car garage had been built on the adjacent western lot (**Figure 21**).



Wm. D. RAMBO

Blacksmithing
and Horseshoeing

Wagon Making
and Woodworking

NAPA ST., bet. 1st West and 2nd West, SONOMA, CAL.

Figure 15. Advertisement in the 1909-1910 Sonoma County directory. A contemporary newspaper advertisement mentions “Wm. Rambo’s old stand” on the central plaza, and it follows that Rambo had established his new blacksmith shop at the subject property ca. 1910.

¹⁷ 1909-10 Sonoma County directory, 401.

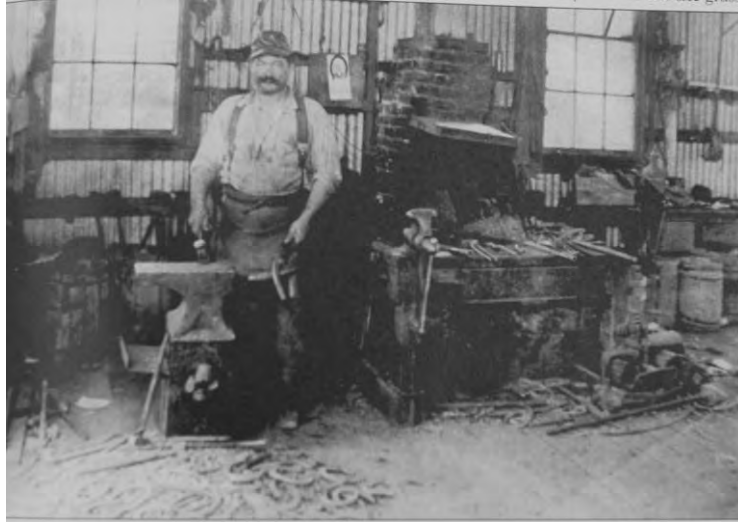


Figure 16. “A smithy poses in front of an anvil surrounded by horseshoes in William D. Rambo’s Blacksmith Shop. Various tools of the trade lay around the brick forge in the center of the photograph. In addition to general repairs in both wood and iron, Rambo made wagons.” Undated. Source: *Images of America: Sonoma Valley*, 43.

It appears that the subject property did not have an address until around 1940. In earlier Sanborn maps, the property was listed as “1” on the block, with consecutive “arbitrary” street numbers running east along West Napa Street and continuing south along Broadway.¹⁸ In a 1941 Sanborn map, the subject building is addressed as 225 West Napa Street (**Figure 21**). It functioned as feed storage and was occupied by Orsoe Feed & Fuel.¹⁹ It had acquired a rear, single-story addition that was used for hay storage and wrapped around the entire south side and part of the east side of the building. By 1953, the subject building was known as 155 West Napa Street and a passageway connected it to the adjacent western building (159 West Napa Street) from which Orsoe Feed & Milling Co. operated until at least 1959 (**Figure 22**).²⁰

¹⁸ The Sanborn map key differentiates “alternate street numbers [that] are actual” from “consecutive street [numbers that] are arbitrary.”

¹⁹ 1941 Sonoma County directory.

²⁰ Sonoma County directories.

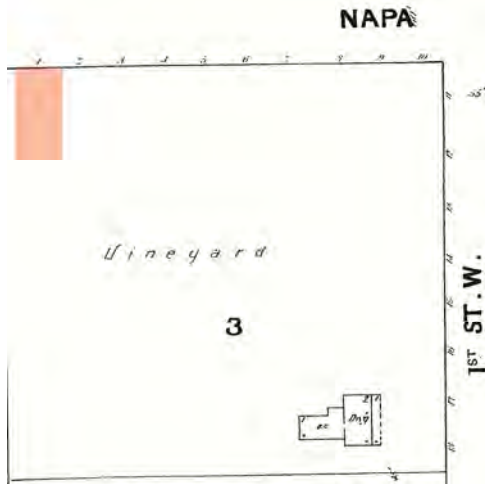


Figure 17. 1888 Sanborn map with approximate location of subject building shaded red. Edited by author.

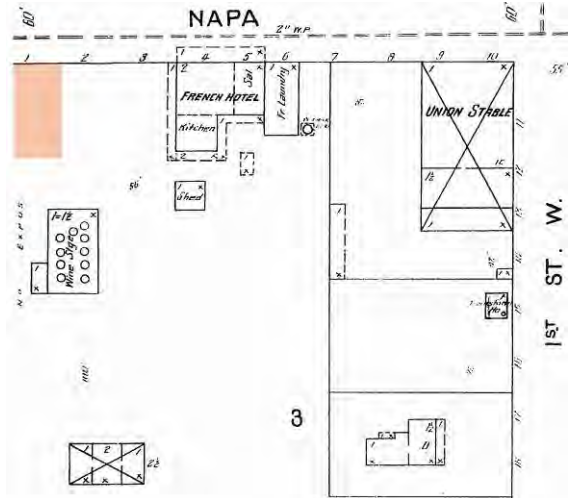


Figure 18. 1905 Sanborn map with approximate location of subject building shaded red. Edited by author.

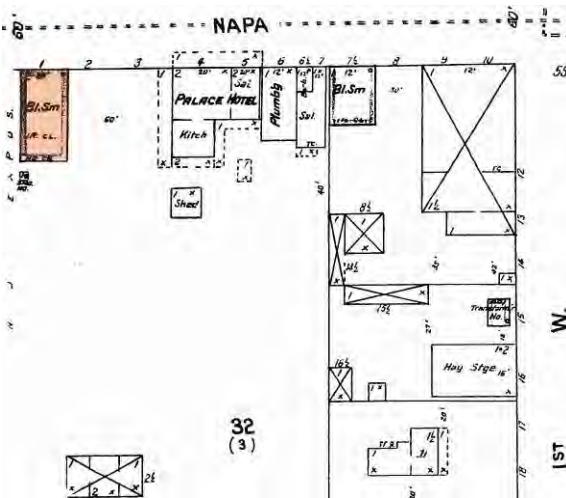


Figure 19. 1911 Sanborn map with subject building shaded red. Edited by author.

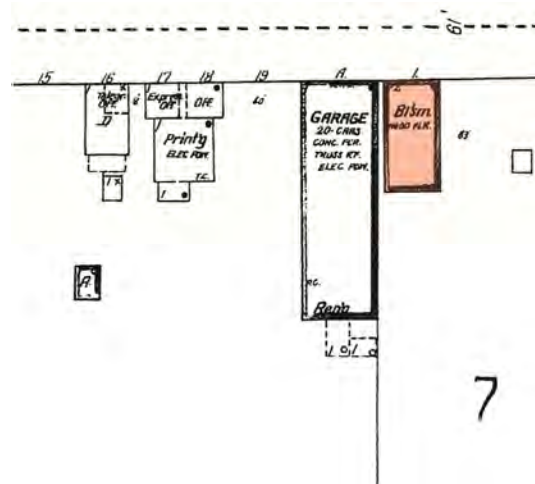


Figure 20. 1923 Sanborn map with subject building shaded red. Edited by author.

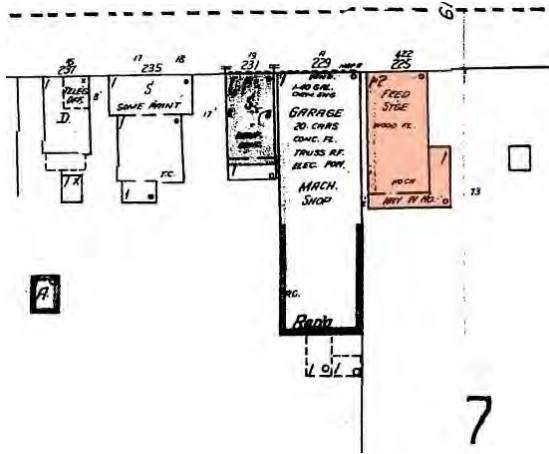


Figure 21. 1941 Sanborn map with subject building shaded red. Note one-story addition wrapping the southeast corner of the building. Edited by author.

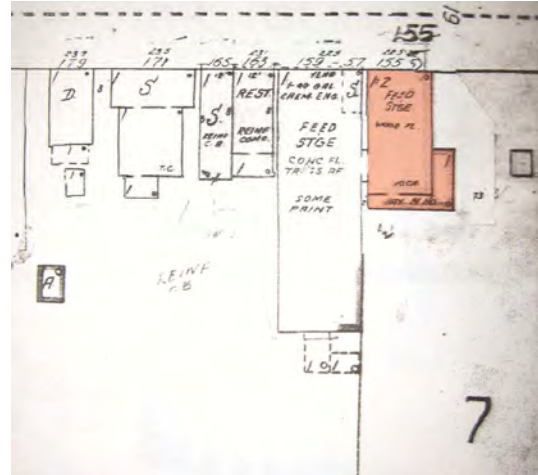


Figure 22. 1953 Sanborn map with subject building shaded red. Edited by author.

BLACKSMITHS IN SONOMA

William Dennison Rambo (ca. 1873-1942) owned the subject property at 153 West Napa Street from 1912 until 1936, and operated it from approximately 1910 until at least 1921. Before opening his own shop at the subject property, Rambo worked as a blacksmith specializing in horseshoeing at the McHarvey Shop on the west side of the central plaza (likely the blacksmith shop of McHarvey & Hope which was replaced by the extant Masonic Temple in 1909).²¹ In 1909, an advertisement for J.H. Murray's Veterinary Horseshoeing Shop mentioned that "Wm. [William] Rambo still continues to conduct the blacksmithing and wagon-repairing departments of the shop" which was on the west side of the central plaza at "Wm. Rambo's old stand," indicating that he had relocated by this time.²² Rambo was listed as a blacksmith in Sonoma in the county directory as late as 1926. In the 1930 census, he is listed as a "general farmer." The last mention of William Rambo as a blacksmith in the *Sonoma Index-Tribune* archives was on 2 December 1922, and the paper includes numerous later references to Rambo's Dairy Farm. His obituary mentions that he raised turkeys in addition to dairy farming and that "he was an industrious man and good citizen."²³

In 1944, an article entitled "Blacksmiths in Sonoma" was prepared for the Sonoma Historical Society.²⁴ In it, several prominent local blacksmiths were profiled, including Bill Flemming, Angus McDonell, Robert B. Lyon, Mike Turley, Ed Buchan, Joe Deering, McHarvey & Hope, and James Martin, Sr. The report does not mention William D. Rambo.

Contemporary blacksmith shops in Sonoma County appear to share some characteristics with the subject property, including the wood framing, simple design, open plan, wood floor, and absence of ornament (**Figures 23-26**).

The history of blacksmithing in Sonoma appears to have paralleled the industry in other parts of the world. Developments in machinery made during the eighteenth and nineteenth centuries began to slowly replace blacksmiths' skills. During the twentieth century, blacksmiths' services became

²¹ *Sonoma Index-Tribune*, 21 March 1903.

²² *Sonoma Index-Tribune*, 25 August 1906.

²³ "Death Calls William D. Rambo," *Sonoma Index-Tribune*, 5 June 1942.

²⁴ George Breitenbach, "Blacksmiths in Sonoma" (1944), on file at the Sonoma County Library's Local History and Genealogy Annex.

practically obsolete with the advent of the automobile. By 1928, there were no blacksmiths listed in the Sonoma County directory.



Figure 23. Unidentified blacksmith shop in Bodega, CA, ca. 1903. Source: Sonoma County Library.



Figure 24. C.A. York's blacksmith shop in Healdsburg, CA, 1908. Source: Sonoma County Library.



Figure 25. Interior of Emmanuel Borba's blacksmith shop in Sebastopol, CA, 1905. Like the subject property, it appears to have a wood floor and is clad with corrugated metal. Source: Sonoma County Library.



Figure 26. Interior of unidentified blacksmith shop in Santa Rosa, CA, ca. 1900. Like the subject property, it appears to be a wood frame building with an upper floor. Source: Sonoma County Library.

OWNERS AND OCCUPANTS

- 21 April 1904:** Ownership was transferred from Mr. and Mrs. Leonid Quartarelli to Mr. and Mrs. J. P. Loustalet (grant; Document ID 210/30). The transfer included a larger parcel of land than the subject property.
- 9 July 1906:** Ownership was transferred from Edward Stephens et al. to J. P. Loustalet (decree quieting title; Document ID 226/276).
- 30 January 1912:** Ownership was transferred from Mr. and Mrs. J. P. Loustalet to William Rambo (grant; Document ID 287/180). Loustalet "had extensive realty holdings here in Sonoma and conducted the former City Hotel."²⁵
- October 1921:** H. D. Bruner announced in the local paper, "Having purchased the horseshoeing business at Rambo's Blacksmith Shop, I bespeak my share of Sonoma Valley's Patronage." However, it is possible that the subject property was simply under

²⁵ "J.P. Loustalet, Former Hotelman Crosses Divide," *Sonoma Index-Tribune*, 14 November 1930.

new management rather than new ownership. Another newspaper notice mentions that Bruner had “taken over” Rambo’s shop.²⁶

- 5 January 1932:** Ownership was transferred from Mr. and Mrs. William D. Rambo to Blanche Rambo (grant; Document ID OR 315/108).
- 20 October 1936:** Ownership was transferred from Blanche Rambo to Mr. and Mrs. Attilio Picchi (grant; Document ID OR 418/188). A notice in the *Sonoma Index-Tribune* mentioned that “a corrugated iron building formerly used as a blacksmith shop and garage by Mr. Rambo is on the lot just purchased.”²⁷
- Ca. 1938-50s:** The property was occupied by Orsoe Feed & Fuel (*Sonoma Index-Tribune*, city directories).
- 19 July 1954:** Ownership was transferred from Attilio Picchi to Erminia Picchi (gift; Document ID OR 1284/346).
- Ca. 1960s:** The property was occupied by Morwear Paint.²⁸
- 1971-86:** The property was used as a catalog store for Montgomery Ward.²⁹ The owner was erroneously listed on 1971 plumbing and electrical permits as Montgomery Ward.
- 13 August 1976:** Ownership was transferred from the Estate of Erminia Picchi to Vivian Bennett et al. (Decree of Distribution; Document ID OR 3114/835).
- Ca. 1986:** The property was possibly occupied by George Inskeep. Building Permit No. 8750, dated 18 March 1986, lists Inskeep as the person to contact. A letter accompanying the permit from the building inspector to Inskeep contains “an overview of the necessary requirements to accommodate your proposed use at 153 West Napa Street, in Sonoma” (emphasis added).
- 1 February 1991:** Ownership was transferred from John S. Sharpe to Vivian Sharpe (quit-claim deed; Document ID 1991008954); from Patricia L. Picchi to Walter A. Picchi (quit-claim deed; Document ID 1991-08955); and from Alvar E. Sperring to Alyda Sperring (quit-claim deed; Document ID 1991-08956). Ownership was transferred from Vivian Sharpe, Walter A. Picchi, and Alyda Sperring to Leanne Johnson (grant; Document ID 1991-08957).
- 10 April 2001:** Ownership was transferred from Leanne Johnson to Morgan C. and Joanne B. Sanders (deed; Document ID 01-041952).
- 21 February 2002:** Ownership was transferred from Morgan C. and Joanne B. Sanders to Darius and Sarah Anderson (deed; Document ID 02-025916).
- 12 September 2005:** Ownership was transferred from Darius and Sarah Anderson to Napa Street Associates, LLC.

²⁶ *Sonoma Index-Tribune*, 19 November 1921; *Sonoma Index-Tribune*, 29 October 1921.

²⁷ *Sonoma Index-Tribune*, 30 October 1936.

²⁸ E-mail correspondence from Bill Lynch, 9 August 2011.

²⁹ Ibid.

- 17 June 2010:** An Affidavit of Change of Trustee was issued from Deborah Lynn Smith (Document ID 2010 050130).
- 9 December 2010:** An Affidavit of Change and a Correction to Legal Description were issued from Deborah Lynn Smith (Document ID 2010 112273). An Affidavit of Change of Trustee was issued from Deborah Lynn Smith to Peter Anderson (Document ID 2010 112274).

CONSTRUCTION CHRONOLOGY

The following provides a timeline of the history of 153 West Napa Street, including major alterations.

- Ca. 1880s-90s:** The property was occupied by a vineyard (Sanborn maps).
- Ca. 1890s-1910:** The property was vacant (Sanborn maps).
- Ca. 1910:** The subject building was constructed. The 1909-10 Sonoma County directory advertises William Rambo's blacksmith shop at the subject property, and a 1909 newspaper advertisement mentions "Wm. Rambo's old stand" in the on the central plaza, indicating that he had in fact established a new shop. The subject building appears on a Sanborn map published in March 1911 as a two-story, iron-clad blacksmith shop. The City of Sonoma Geographic Information System lists 1912 as the original date of construction.
- 1923-41:** A one-story addition was made to the building, wrapping around the south and east façades (Sanborn maps).
- Ca. 1938:** The property's address was 225 West Napa Street (*Sonoma Index-Tribune*).
- Post-1941:** Second Street West was continued south of West Napa Street, thereby dividing the subject block in two with the location of the subject property now midway between First and Second streets west.
- Ca. 1944:** The property's address was 227 West Napa Street (City directory and *Sonoma Index-Tribune*).
- 1957:** A permit was issued to install two wash basins and two water closets (Plumbing Permit No. 4, 10 June 1957). The property's address was 153 West Napa Street (City directory).
- 1961:** An existing partition was removed and a new one-hour partition was constructed ten feet to the rear of the previous one for the estimated cost of \$300. The contractor was John Lobsinger and the building was used as a paint store (Building Permit No. 1274, 4 August 1961).
- 1971:** Plumbing and electrical permits were issued to install central heating and combustion vents and to perform unspecified electrical work. The contractor was Nelson Construction (Plumbing Permit No. 2385 and Electrical Permit No. 1121, 27 January 1971).

- 1986:** A building permit was issued for a presale inspection of the subject property (Building Permit No. 8750, 18 March 1986). A letter from the building inspector to George Inskeep (possibly the occupant) indicates that the existing use of the building was for retail sales and that the proposed new use was for retail sales and office space (Letter accompanying Building Permit No. 8750, 24 March 1986). A building permit was issued for work described as “U.U.D. 4” and included an owner-builder declaration and a certificate of exemption from workers’ compensation insurance (Building Permit No. 9029, 21 November 1986).
- 1987:** A building permit was issued for work described as “U.U.D. #4” and included a worker’s compensation declaration. The contractor was Pete’s Electrical (Building Permit No. 9061, 5 January 1987).
- 1997:** A building permit was issued to install an awning for the estimated cost of \$1,600. The contractor was Redwood Empire Awning Co. (Building Permit No. 12985, 17 June 1997).

VI. CONTEXT & RELATIONSHIP

153 West Napa Street is located in downtown Sonoma near the southwest corner of the central plaza, which boasts some of the oldest buildings in the city. The neighborhood surrounding 153 West Napa Street is exclusively commercial. Extant buildings in the vicinity date from a variety of eras, although most were constructed during the first half of the twentieth century. Directly across from the subject property on the north side of West Napa Street are three residential buildings, one of which was constructed circa 1925. Originally built as dwellings, they are currently occupied by a radio station and a newspaper. Several buildings lining the west side of the central plaza date from the 1900s and 1910s (**Figure 27**).



Figure 27. Looking east from the intersection of Broadway and West Napa Street, 1895. The Union Hotel and Hall are the two buildings on the right. Source: Sonoma County Library.

According to Sanborn maps, the block containing the subject property appears to have been one of the last downtown blocks to be developed. Much of the block appears to have been vacant as late as 1941, the year of the last digitized Sanborn map. Alterations and widespread replacement of buildings has occurred since that time. When Second Street West was continued south of West Napa Street sometime after 1941, it created additional street frontage on the block and development continued. Today, the buildings in the neighborhood feature various footprints and massing, and range from approximately one to three stories in height. At two stories, the subject property is congruous with many of the surrounding buildings which range from approximately one to three stories in height. Like the subject property, several nearby commercial buildings feature a blank upper façade above the storefront, but 153 West Napa Street appears to be the only corrugated metal-clad building in the area (**Figures 28-30**).

The subject property is located in proximity of the Sonoma Plaza National Historic Landmark, which was dedicated in 1961. The plaza and its environs make up the Sonoma Plaza National Historic District which includes all of the buildings fronting the central plaza and extends along Broadway, East Spain Street, and East Napa Street.³⁰ 153 West Napa Street is located on the historic California State Route 12 which stretches eastward from Sebastopol in Sonoma County to San Andreas in Calaveras County. The segment of the route that runs through Sonoma Valley and along West Napa Street is known as “The Valley of the Moon Scenic Route.”³¹

³⁰ Sonoma Plaza was listed in the National Register in 1974 as item No. 75000489 NHLS. The Sonoma Plaza Boundary Extension was listed in the National Register in 1992 as item No. 92000293.

³¹ “Routes 9 through 16,” *California Highways*, web site accessed 9 August 2011 from: <http://cahighways.org/009-016.html#012>.



Figure 28. Looking west on West Napa Street. The subject property is on the left side of the street next to the first light post. Source: Page & Turnbull, 2011.



Figure 29. North side of West Napa Street, directly across from the subject property. Source: Page & Turnbull, 2011.



Figure 30. North side of West Napa Street, looking east from subject property. Source: Page & Turnbull, 2011.

VII. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Criterion 1 (Event)

153 West Napa Street does not appear to be individually eligible for listing in the California Register under Criterion 1 (Event). The building is associated with early twentieth-century commercial development in downtown Sonoma, but did not play a notable role in this trend. The city's historic downtown, encompassed by the Sonoma Plaza National Historic District, contains many commercial, residential, and religious buildings dating from the city's formative period (1830s until approximately 1900), which concluded well before the construction of the subject property circa 1910. Research did not suggest that any of the subject property's commercial uses were significant enough in Sonoma's commercial history to qualify under this criterion.

Criterion 2 (Person)

153 West Napa Street does not appear eligible for listing in the California Register under Criterion 2 (Person). Although a number of persons have owned the subject property, the building was not demonstrated to have been directly associated with persons significant in our past. Research did not suggest that any historically significant persons were associated with building sufficient to qualify it for listing under this criterion.

Criterion 3 (Architecture/Design)

153 West Napa Street does not appear eligible for listing in the California Register under Criterion 3 (Architecture/Design) as a building that embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; or exhibits high artistic value. The subject property was designed in a modest commercial or light industrial style with few distinctive details by

means of typical construction methods. The building has been adapted over time to accommodate a variety of uses (including a blacksmith shop, feed storage, and antiques store), but it has always been a commercial property in Sonoma's expanding downtown. The architect or builder is unknown, and the subject property is not distinguishable from others by its style or quality. As an example of early twentieth-century commercial architecture, it does not express aesthetic ideals or design concepts more fully than other properties of its type. The building lacks architectural distinction, and therefore does not qualify under this criterion.

Criterion 4 (Information Potential)

The analysis of 153 West Napa Street for eligibility under Criterion 4 (Information Potential) is beyond the scope of this report. This Criterion is typically reserved for archeological resources, and therefore it is not evaluated as part of this report.

INTEGRITY

In order to qualify as a resource for the purposes of CEQA, a property must possess significance and have historic integrity. Seven variables or aspects define integrity—location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

153 West Napa Street retains integrity of location, as it has not moved from its site. It also retains integrity of feeling because the neighborhood continues to be an extension of Sonoma's historic downtown and commercial core. Integrity of setting has been compromised because several of the surrounding buildings have been replaced by newer construction and others have been demolished and replaced by surface parking lots. 153 West Napa Street has undergone various alterations over its century-long existence, including repairs to the corrugated metal cladding, replacement of the windows, and the construction of the rear one-story addition, and it therefore does not retain integrity of materials. Due to the extent of exterior and interior alterations, few indications of tooling, carving, painting, graining, turning, or joinery exist at the subject property, and it therefore does not retain integrity of workmanship. Despite these changes, the building's original form, wood frame

structure, and modest commercial or light industrial style have been preserved, and it therefore retains integrity of design. The property does not retain integrity of association because it no longer conveys connections to its earlier commercial uses, owners, or occupants. Overall, the subject property retains a moderate degree of integrity.

SIGNIFICANCE SUMMARY

Based on the information presented in the research above, 153 West Napa Street does not appear to be individually eligible for listing in the California Register under any criteria. Although the subject property retains a moderate degree of integrity, it does not possess specific associations with significant events or persons, and lacks the architectural distinction necessary to qualify as a historical resource as defined by the California Environmental Quality Act (CEQA). However, if additional information about the property's history is discovered, the evaluation of its significance could be revisited.

VIII. CONCLUSION

153 West Napa Street was constructed circa 1910 as a blacksmith shop in downtown Sonoma. It was operated by William D. Rambo from approximately 1910 until at least 1921, and he owned the property from 1912 until 1936. Over its century-long existence, 153 West Napa Street has traded hands several times and has functioned as a blacksmith shop, feed storage unit, paint store, catalog store, and antiques store. Although the subject property retains a moderate degree of integrity, it does not possess specific associations with significant events or persons, and lacks the architectural distinction necessary to qualify for listing in the California Register. Therefore, the subject property is not considered to be a historical resource for the purposes of review under the California Environmental Quality Act (CEQA).

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117 WEST NAPA STREET
HISTORIC RESOURCE STUDY

SONOMA, CALIFORNIA
[12087]

Prepared for
KENWOOD INVESTMENTS

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

14 SEPTEMBER 2012

REVISED
DRAFT

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I. INTRODUCTION

This Historic Resource Study (HRS) has been prepared at the request of Kenwood Investments for 117 West Napa Street (APN 018-251-055) in Sonoma, California. The commercial property is located on the south side of West Napa Street between First Street West and Second Street West in downtown Sonoma (**Figure 1**). Originally constructed in or around 1928, it has been continuously occupied by the offices of the local newspaper, the *Sonoma Index-Tribune*, among several other businesses. In 1958, the building was enlarged and redesigned in a commercial Monterey Revival style by owner Robert Lynch and builder John S. Moll.



Figure 1. 117 West Napa Street is shown in red. The central plaza is the large shaded square.
Source: City of Sonoma Geographic Information System, 2012; edited by Page & Turnbull.

METHODOLOGY

This Historic Resource Study provides a summary of previous historical surveys and ratings, a site description, historic context statement, construction chronology, and an evaluation of the property's eligibility for listing in the California Register of Historical Resources.

Page & Turnbull prepared this report using research collected at the following local repositories and various online sources in June 2012:

City of Sonoma, Building and Planning Departments

Page & Turnbull obtained photocopies of all available permits for 117 West Napa Street. The City's records included the 1953 Sanborn Fire Insurance Company map, which is not available online.

Sonoma State University Library

After speaking with a reference librarian, Page & Turnbull was informed that the university's library would not be a likely source of relevant information for this report. A librarian in the Regional and Special Collections department directed us to the digital resources available on the library's web site at <http://libweb.sonoma.edu/regional/>. No relevant information was obtained.

Sonoma County Library's Local History and Genealogy Annex

Page & Turnbull referenced the available residential and commercial directories for Sonoma County. However, a complete collection was not on file. The Sonoma County Library maintains a historic photograph collection, examples from which are included in this report.

Sonoma County Assessor-Recorder

Performing a title search for 117 West Napa Street was difficult due to the number of simultaneous owners and changing boundaries of the property. Page & Turnbull therefore enlisted the services of Mike Burton, a Sonoma County-based title researcher, who traced the chain of title to 1897. His findings are included in the "Owners and Occupants" section of this report.

Sonoma Valley Historical Society (Depot Park Museum)

Page & Turnbull requested a research appointment and was informed that the director, Diane Smith, is currently on leave. In her absence, our inquiries were directed to the Sonoma League for Historic Preservation and the *Sonoma Index-Tribune*.

Sonoma League for Historic Preservation

Page & Turnbull has been in contact with Patricia Cullinan, the chairperson of the League's Architectural Conservation and Education Committee, in order to identify previous documentation of 117 West Napa Street. The League's records of the subject property include several historic photographs and descriptions of some of the businesses that formerly occupied the property.

Sonoma Index-Tribune Archives

Archives for Sonoma's newspaper dating from the 1880s have been digitized and are available online. Page & Turnbull identified several relevant articles from the *Sonoma Index-Tribune*, which are referenced herein.

On 7 September 2012, Kenwood Investments provided Page & Turnbull with additional information about the history of the *Sonoma Index-Tribune*, and that information is included herein. This comprised a letter written by Bill Lynch, the Editor and Publisher Emeritus of the newspaper, to Michael Ross, Architect, and historic and current photographs of two known locations of the newspaper's office and press.

II. SUMMARY OF FINDINGS

117 West Napa Street is not listed in the National Register of Historic Places, the California Register of Historical Resources, or the Sonoma League for Historic Preservation Inventory of Historic Structures, and it is not a Sonoma County Historic Landmark. Furthermore, the building does not appear to be part of any known or potential historic district.

The significance evaluation in this report demonstrates that 117 West Napa Street appears to be individually eligible for listing in the California Register of Historical Resources under Criterion 1 (Event) for its association with the *Sonoma Index-Tribune*, the offices of which have been located at the property for more than 80 years, and under Criterion 2 (Person) for its association with Robert Lynch. Additionally, the building retains a high degree of architectural integrity. 117 West Napa Street is therefore considered to be an historical resource as defined by the California Environmental Quality Act (CEQA).

III. CURRENT HISTORIC STATUS

The following section briefly examines the national, state, and local historic ratings currently assigned to 117 West Napa Street.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

117 West Napa Street is not listed in the National Register.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

117 West Napa Street is not listed in the California Register.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs re-evaluation.

117 West Napa Street is not listed in the California Historical Resources Information System (CHRIS) database with any Status Code, which means that the building has not been formally evaluated using California Historical Resource Status Codes.

SONOMA COUNTY HISTORIC LANDMARKS

In 1974, the Sonoma County Landmarks Commission was created under Ordinance No. 1768. The same ordinance established procedures to designate Historic Structures and Historic Districts.¹ 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.² Of the 173 Sonoma County Historic Landmarks, 26 are in the City of Sonoma, none of which are located within any registered historic districts.³

117 West Napa Street is not a designated Sonoma County Historic Landmark and it is not located within a registered historic district.

SONOMA LEAGUE FOR HISTORIC PRESERVATION INVENTORY OF HISTORIC STRUCTURES

The Sonoma League for Historic Preservation maintains an inventory of historic structures in the City of Sonoma. According to the League's web site:

In 1978, with a grant from the County Landmarks Commission, the League began preparing the Sonoma Valley Historical Resources Survey [also known as the Inventory of Historic Structures] under the auspices of the City and County of Sonoma. The survey is an inventory of historic properties and includes structures from Kenwood to the Carneros Region. Each survey document provides important information that identifies and describes the property including its past and present owners, physical appearance of the structure, and the historical or architectural significance of the site including people and events associated with it.⁴

While the League has some records of 117 West Napa Street, the subject property is not listed in the Sonoma League for Historic Preservation Inventory of Historic Structures.

CITY OF SONOMA DEVELOPMENT CODE

According to Section 19.10.030.C2 of the City of Sonoma Development Code, the Historic Overlay zone “is intended to preserve structures that are historically and/or culturally significant...[and] the Design Review Commission shall review any new commercial buildings and additions or exterior changes to existing commercial buildings [within the Historic Overlay zone].”⁵

The Development Code identifies two types of structures eligible for adaptive reuse: officially designated structures and structures with potential historical value. According to Section 19.42.020 of the code:

¹ “Sonoma County Landmarks Commission,” *County of Sonoma Permit and Resource Management Department*, web site accessed 17 August 2011 from: <http://www.sonoma-county.org/prmd/historic/commission.htm>.

² Sonoma County Landmarks Commission, “By-Laws of the Landmarks Commission” (revised 30 June 2008), 2.

³ “Historic Landmarks,” *County of Sonoma Permit and Resource Management Department*, web site accessed 1 June 2012 from: http://prmd.sonoma-county.org/historic_landmark_list.aspx?sid=1015&sort=2.

⁴ “Preservation,” *Sonoma League for Historic Preservation*, web site accessed 16 August 2011 from: <http://sonomaleague.org/historical.html>.

⁵ Article II (Community Design), Chapter 19.10 (Zones and Allowable Uses), *City of Sonoma Development Code* (February 2005), 2.6.

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, 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.⁶

117 West Napa Street is located within the Historic Overlay zone (**Figure 2**). Based on the findings contained in this Historic Resource Study, 117 West Napa Street appears to have historical value as defined by the Development Code. While the subject property is not currently listed in the Sonoma League for Historic Preservation Inventory of Historic Structures, it appears individually eligible for listing in the California Register of Historical Resources. The City of Sonoma Planning Department should be consulted regarding this project, as it is ultimately responsible for determining the eligibility of the subject property for adaptive reuse and overseeing the review process for all projects within the Historic Overlay zone.

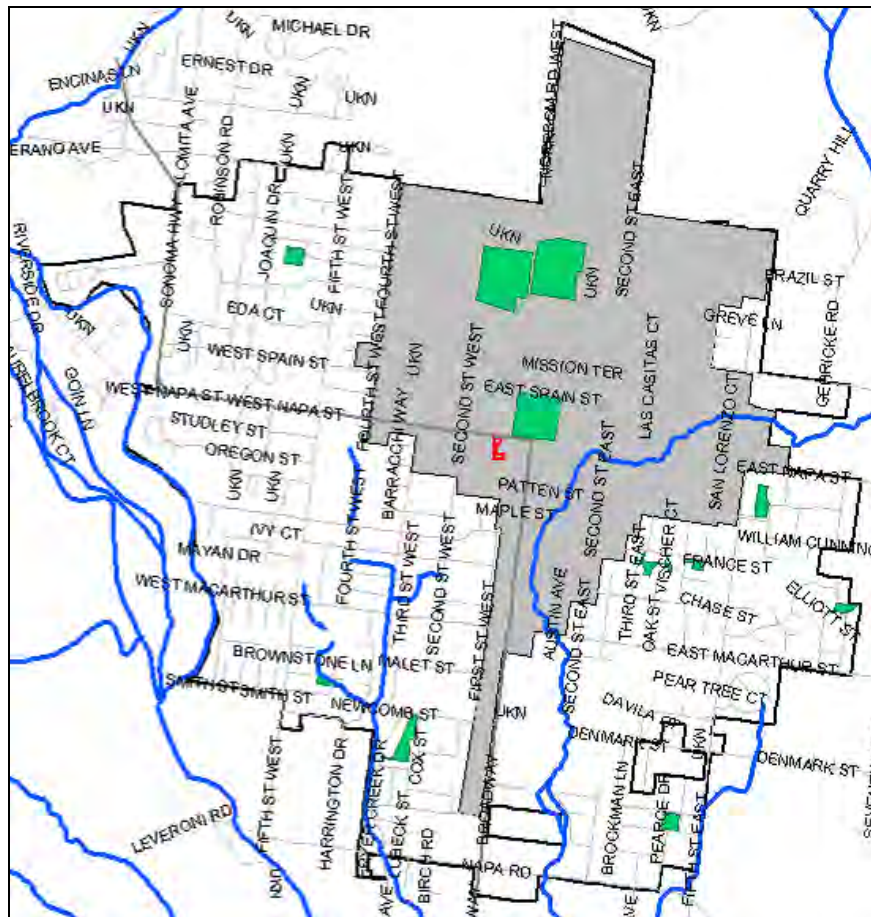


Figure 2. Map of the City of Sonoma with the Historic Overlay zone shown in gray. The subject property is marked in red near the center of the map. Source: City of Sonoma Geographic Information System, 2012.

⁶ Article IV (General Site Planning and Developmental Standards), Chapter 19.42 (Historic Preservation and Infill in the Historic Zone), *City of Sonoma Development Code* (February 2005), 4.27-28.

IV. ARCHITECTURAL DESCRIPTION

SITE

117 West Napa Street is located on an irregular-shaped 18,150-sq. ft. parcel (APN 018-251-055) on the south side of West Napa Street between First Street West and Second Street West (**Figure 3**). Redesigned and substantially enlarged in 1958 in a commercial Monterey Revival style, the two-story reinforced concrete and wood-frame building features an L-shaped plan and is clad in a variety of materials including concrete, stucco, slumpstone brick (also known as slump block), and wood. The foundation material is concrete. The north-facing two-story portion of the building is capped by a gable roof with asphalt shingles, while the rear single-story portions are capped by flat roofs and a small addition with a shingled shed roof. A large, corrugated metal-clad warehouse constructed in 1977 abuts one of the south walls of the subject building and obscures the entire wall plane.



Figure 3. Aerial view looking north with boundaries of subject property shown in red.
Source: Bing Maps (Microsoft Corp. and Pictometry International Corp.), 2012;
edited by Page & Turnbull.

The building is located on or very near the north, east, and west property lines. It is separated from the south property line by two warehouses, a driveway, and a shed structure, and an asphalt parking lot extends to First Street West. 117 West Napa Street is flanked by two large commercial buildings: the Griffith Block, constructed in 1921, to the east; and the Lynch Building, constructed in 2002, to the west. The site features planters with shrubs and climbing plants along the north, east, and west façades, and several mature trees along the east façade.

A small rear yard immediately south of the subject building is separated from the adjacent property by a wood fence with a wood gate. Various building materials are stored in the rear yard (**Figures 10 and 11**). A narrow courtyard exists between the subject property and the Lynch Building immediately to the west. The courtyard is accessible by an arched gateway on West Napa Street and features a fountain and planters. There is no entrance to the subject building from the courtyard (**Figure 4**).



Figure 4. Courtyard looking south. 117 West Napa Street is on the left.
Source: Page & Turnbull, 2012.

EXTERIOR

Primary (North) Façade

The primary façade faces north and is composed of two distinct portions, each of which is two stories in height (**Figure 5**). The east portion is composed of five structural bays of equal width separated by timber posts. On the first story, the first (easternmost) bay features two full-height, wood-frame plate glass windows, and a third plate glass window wraps around the corner. The other four bays are recessed several feet behind the first bay. The second bay features a full-height, wood-frame plate glass window and a partially-glazed and paneled wood door. The third (center) bay features a full-height, wood-frame plate glass window and a fixed, wood-frame window with painted wood panel below. The fourth bay features a partially-glazed and paneled wood door and a fixed, wood-frame window with painted wood panel below. The fifth (westernmost) bay features two fixed, wood-frame windows with painted wood panel below. Hanging wood signs are located in the second, fourth, and fifth structural bays. The second story features a covered balcony with a wood deck and railing that span the five structural bays. Carved wood brackets support the balcony. The exterior wall at the second story is clad in stucco. Two multi-light, glazed wood doors flanked by wood shutters are aligned with the second and fourth bays.



Figure 5. Primary (north) façade.
Source: Page & Turnbull, 2012.

The west portion of the primary façade is primarily clad in slumpstone brick. It features a large, wall-mounted sign composed of individual wood and metal script letters that reads “Sonoma Index-Tribune.” A wall-mounted plaque that was dedicated on 8 June 2003 describes the history of the newspaper (Figure 6). A low planter constructed of slumpstone brick spans most of the west portion and the fifth structural bay of the east portion of the primary façade.

The west end is clad in stucco and is recessed several feet between the slumpstone brick wall on the east and a projecting stuccoed wall on the west. The first story features a partially-glazed, flush wood door with a multi-light transom and sidelight. The door is accessible from the inside only, as it does not have an external doorknob. A sign on the wood lintel above the doorway is composed of individual wood letters and reads “WL & CG MURPHY BUILDING” with the date 1958 above. On the east side of the projecting west wall is a partial-height, wood-frame wall with a beveled cap, a projecting sill painted to look like stone, and a painted scene in a small arched niche (Figure 7). The entire façade terminates in a gable roof with asphalt shingles.

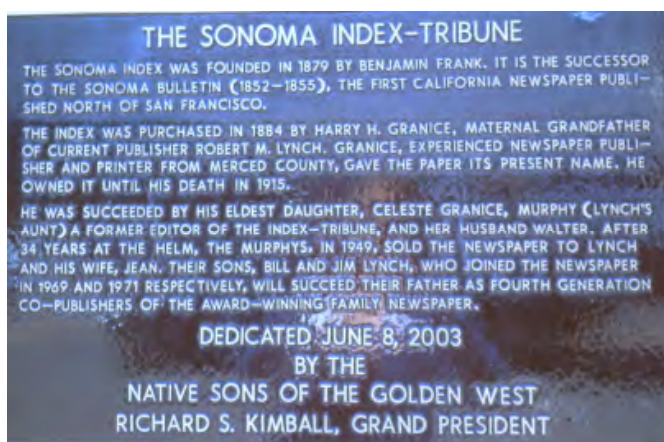


Figure 6. Commemorative plaque on center portion of primary façade.
Source: Page & Turnbull, June 2012.



Figure 7. Doorway in west portion of primary façade.
Source: Page & Turnbull, June 2012.

West Façade

The west façade is a reinforced concrete wall clad in stucco and is composed of two distinct portions. The north portion is two stories in height and features a large mural titled “Celebrating Our Sonoma Valley Heritage” (**Figure 8**). A small wall-mounted plaque indicates that the mural was painted in 2005. A planter with shrubs is located below the mural, and ivy climbs up the wall on the south side of the mural. The north portion of the façade terminates in the rake side of the gable roof.

The south portion of the façade is one story in height and is in the same plane as the north portion. It is clad in stucco and features five single-hung, metal-frame windows with projecting sills. A wall-mounted fountain is located between the first and second windows. Planters with climbing plants are located between the other windows. The south portion of the façade terminates in metal coping (**Figure 9**).



Figure 8. West façade with mural.
Source: Page & Turnbull, 2012.



Figure 9. West façade, looking south.
Source: Page & Turnbull, 2012.

East Façade

The east façade is composed of two one-story portions. The north portion abuts the adjacent property and is not visible.

The south portion faces the outdoor patio of the adjacent property and is obscured by climbing plants and mature trees. The façade features a circa 1953 addition with CMU walls and a sliding aluminum window. The addition terminates in the eave side of a shed roof. Beyond the addition is a reinforced concrete wall that terminates in metal coping.

Rear (South) Façade

The rear façade faces south and is composed of two one-story portions. The west portion is a reinforced concrete wall that is completely obscured by a large warehouse that was constructed in 1977.

The east portion of the façade is a board-formed reinforced concrete wall that faces the small rear yard described above (**Figures 10 and 11**). In an area that appears to have once been a larger opening, the façade features a pair of fixed wood frame windows with horizontal wood board cladding below. The façade also features a flush metal door and a multi-light, wood- and metal-frame window with two operable lights at the base. The façade terminates in metal coping, and the roofline slopes gently to a valley at the center, resembling a butterfly roof.



Figure 10. Rear yard looking east along south wall of subject building.
Source: Page & Turnbull, 2012.



Figure 11. Rear yard looking west along south wall of subject building.
Source: Page & Turnbull, 2012.

INTERIOR

The first floor is occupied by a consignment clothing store and the offices of the *Sonoma Index-Tribune* and *Sonoma Magazine*. The offices have carpeted and polished concrete floors and dropped ceilings with acoustical tiles and fluorescent light fixtures. Several rooms feature wood partitions. It appears that various alterations have been made to the interior spaces over time.

The second floor measures less than 800 sq. ft. and is used as additional office space for the newspaper. The finishes are consistent with those on the first floor.

V. HISTORIC CONTEXT

EARLY SONOMA HISTORY

Prehistory

Sonoma Valley was once occupied by Coast Miwok and Patwin peoples. Most authorities consider the Coast Miwok to have been the dominant tribe.⁷ The Coast Miwok territory was centered in Marin and adjacent Sonoma counties and encompassed an area spanning approximately forty miles east-to-west and thirty-five miles north-to-south.⁸ The modern City of Sonoma falls within the northeastern portion of Coast Miwok territory, and the area surrounding Sonoma's central plaza is within close proximity to the ancient Coast Miwok village of Huchi.⁹

Hispanic Period

During much of Spanish rule, Alta California was a loosely held dominion administered by the Viceroy of New Spain in Mexico City. During the latter half of the eighteenth century, Spain responded to outside pressures by reinforcing its claim to Alta California by encouraging the establishment of a chain of Franciscan missions along the coast and inland valleys from San Diego north to the Golden Gate. The first mission was established in San Diego in 1769. By 1776, Father Junipero Serra had established Mission Dolores in Yerba Buena (now San Francisco). The decision by the Spanish Viceroy to build missions in the region north of the Golden Gate was ultimately provoked by the establishment of a Russian fur trading and farming settlement at Fort Ross, in present-day Sonoma County, in 1812.¹⁰

In 1823, Father Jose Altimira, sent from Spain in 1819 to assist at Mission Dolores, devised a plan to found a new mission north of the Golden Gate. Altimira and his men sailed across San Pablo Bay and rowed up the Sonoma River to the site of the present-day City of Sonoma. Impressed with the fecund soil of the well-watered and oak-studded plain, Altimira selected this location for what would be California's last mission and the only one established during Mexican rule. On 4 July 1823, Father Altimira officially founded Mission San Francisco Solano de Sonoma, naming it after St. Francis Solano, a missionary to the Peruvian Indians. Within a few years there were upwards of 1,300 Native Americans living at the *rancheria* adjacent to the mission. In 1826, a bloody neophyte revolt broke out, and the uprising resulted in the complete destruction of the first mission complex and Father Altimira's departure from Sonoma.¹¹

Although Mission San Francisco Solano de Sonoma was rebuilt in 1827, it did not survive for much longer. The missions of California, like the missions on all Spanish colonial frontiers, were intended to be temporary institutions. When the work of Christianization and acculturation was deemed to be finished, the missionaries were to be replaced by secular clergy and the mission lands distributed among the former neophytes, a process known as secularization. The constitution of the Republic of Mexico endorsed the equality of all Mexicans regardless of race. Mexican liberals concluded that the missions—which denied basic liberties to the Native Americans—were unconstitutional. Meanwhile, native-born *Californios* saw the missions as an obstacle to the economic development of the province; they believed that the missions' control of prime agricultural lands and the indigenous labor force

⁷ Alfred L. Kroeber, "Some New Group Boundaries in Central California," *University of California Publications in American Archaeology and Ethnography*, Volume 47, Number 2 (Berkeley, California: 1957).

⁸ Isabel Kelly, "Coast Miwok," in *Handbook of the North American Indians*, Robert F. Heizer, editor, (Washington, D.C.: Smithsonian Institution, 1978).

⁹ Samuel A. Barrett, *The Ethnography of Pomo and Neighboring Indians*, (Berkeley: University of California Press, 1908).

¹⁰ Robert A. Thompson, *Historical and Descriptive Sketch of Sonoma County, California* (San Francisco: 1877), 9.

¹¹ *Ibid*, 10.

impeded the growth of private ranches and farms. In 1834, Governor José Figueroa issued a proclamation ordering the secularization of the California missions. Although enacted to benefit the Native Americans, the act was in actuality little more than a badly disguised land grab. After secularization, Figueroa appointed the young Commandante Mariano Guadalupe Vallejo as the *mayordomo* of Mission Sonoma. Although his responsibilities theoretically included overseeing the transfer of half of the mission lands to the former neophytes, Vallejo instead distributed the land among his friends.

In addition to disposing of mission lands, Vallejo was also charged with building a presidio, or military settlement, at Sonoma.¹² In 1835, with assistance from Captain William A. Richardson, he laid out the Pueblo de Sonoma according to the Laws of the Indies, a set of guidelines used to lay out most Spanish settlements in the New World. Vallejo centered the pueblo on an eight-acre plaza southwest of Mission Sonoma. He then laid out a grid of wide streets around the plaza. This street pattern was codified in the O'Farrell-Huspheth survey of 1847 and survives today. Each block contained four lots or *solares*. Each *solar* measured 100 x 100 *varas* (275' x 275') square. Vallejo also constructed a two-story adobe barracks, a three-story lookout tower on the north side of the Plaza, as well as a sumptuous adobe *palacio* for himself.¹³ From 1835 to 1839, Sonoma grew quite slowly, populated at first almost exclusively by soldiers who had decided to stay after finishing their duty at the garrison. Vallejo worked hard to encourage Mexican settlers to come to the remote frontier settlement, convinced that the settlement would eventually become the center of Mexican power in Alta California.¹⁴

American Period

Prior to the outbreak of the Mexican-American War, few Americans or other foreigners lived in Sonoma. This began to change quickly after Americans began making their way overland to California during the early 1840s. Even heavily Mexican towns like Sonoma underwent a dramatic change in demographics as hundreds of American settlers began ranching and starting businesses in town. Several of the more prominent English-speaking settlers in Sonoma included Jacob P. Leese, John Fitch, James Cooper, John Wilson, and Mark West.¹⁵ By 1845, the Pueblo of Sonoma had become the most important Mexican military outpost in northern Alta California.

California was admitted to the Union on 9 September 1850 and became the 31st state. The City of Sonoma was incorporated in 1883.¹⁶ In 1890, the railroad depot first opened in Sonoma Plaza, and the region attracted many visitors to resorts that touted the benefits of natural hot springs. California's wine industry, which was first established in the nineteenth century at Mission Sonoma, surged during the twentieth century, and the City of Sonoma has since become well known for its wine and picturesque setting.¹⁷

¹² Ibid, 191.

¹³ Ernest L. Finley, *History of Sonoma County, California: Its People and Its Resources* (Santa Rosa, California: Press Democrat Publishing Company, 1937), 192.

¹⁴ Ibid, 195.

¹⁵ Thompson, 12.

¹⁶ "History," *City of Sonoma*, Web site accessed 9 August 2011 from: <http://www.sonomacity.org/default.aspx?PageId=3>.

¹⁷ "Recent History," *Sonoma Valley Visitors Bureau*, web site accessed 9 August 2011 from: <http://www.sonomavalley.com/index.php/Table/Recent-history/>.

PROJECT SITE HISTORY

According to an 1888 Sanborn Fire Insurance Company map, the northern portion of the block containing the subject property was a vineyard (**Figure 12**). The only building on the single large parcel was a two-story dwelling along First Street West, which was located within the modern boundaries of the subject property and was relocated to First Street East sometime after 1973.¹⁸ Other blocks in the vicinity were almost completely developed by this time and featured a variety of building types including dwellings, hotels, drug stores, laundries, blacksmith shops, and wine storage. By 1891, the Union Stable had been built at the southwest corner of First Street West and West Napa Street. By 1905, several other buildings had been constructed on the subject block, including a wine storage facility, a farmhouse, and a French hotel with an adjacent French laundry. There were also a number of sheds, one of which was associated with the Union Stable and was located toward the rear of the subject property. The location of 117 West Napa Street was partially occupied by a vacant yard for the Union Stable (**Figure 13**).



Figure 12. 1888 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red. Edited by author.

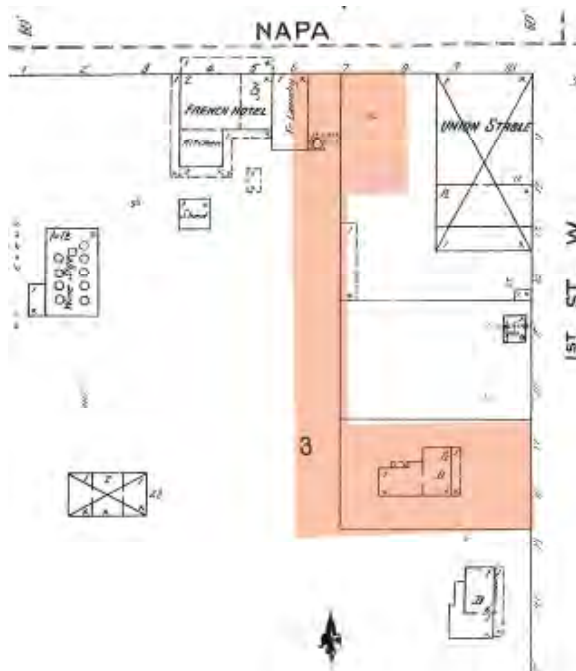


Figure 13. 1905 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red. Edited by author.

A one-story, iron-clad blacksmith shop and a one-story commercial building containing a barber shop and saloon were constructed on the subject property between 1905 and 1911 (**Figure 14**). Additional buildings on the block in 1911 included a second blacksmith shop and a plumbers. The building previously known as the “French hotel” had become the Palace Hotel. In the 1923 Sanborn Fire Insurance Company map, the blacksmith shop that previously occupied the property had expanded to include a dry goods store, and the saloon had been demolished (**Figure 15**).

¹⁸ “The General Joseph Hooker House,” *Sonoma League for Historic Preservation*, web site accessed 6 June 2012 from: <http://www.sonomaleague.org/historic-hooker-house-sonoma.html>.

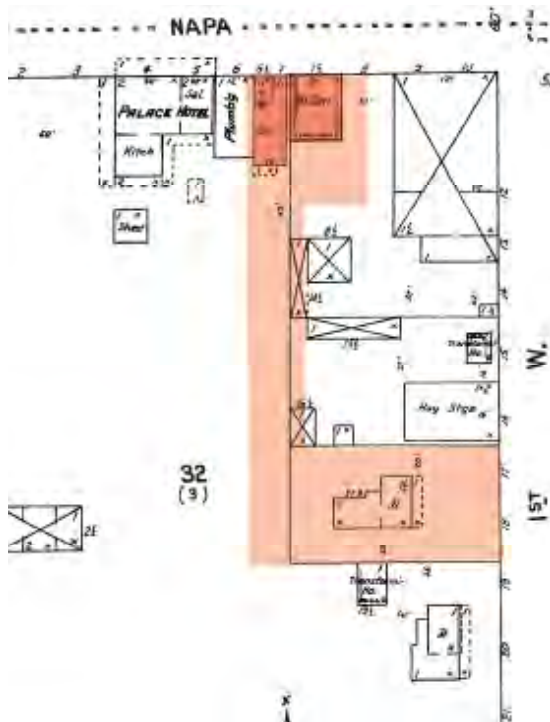


Figure 14. 1911 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red and earlier buildings in the location of the subject building in a darker shade. Edited by author.



Figure 15. 1923 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red and earlier buildings in the location of the subject building in a darker shade. Edited by author.

It appears that the subject property did not have an address until around 1940. In earlier Sanborn Fire Insurance Company maps, the portion of the property fronting West Napa Street was listed as “6 1/2,” “7,” “7 1/2,” and “8,” with consecutive arbitrary street numbers running east along West Napa Street and continuing south along Broadway.¹⁹ In a 1941 Sanborn Fire Insurance Company map, the blacksmith and dry goods shops had either been enlarged or replaced with two one-story shop buildings addressed as 207 and 209 West Napa Street. To the west of the shops, a reinforced concrete building was constructed with two interior units addressed 211 and 213 West Napa Street, one of which was occupied by the offices of the *Sonoma Index-Tribune* (Figure 16). Rear additions had been constructed behind the two adjoining shops, addressed in the 1953 Sanborn Fire Insurance Company map as 207/113 and 209 West Napa Street, respectively. Similarly, an addition had been constructed on the east façade of the reinforced concrete building, which at that time was addressed 211, 213, and 123 West Napa Street (Figure 17).

¹⁹ The Sanborn Fire Insurance Company map key differentiates “alternate street numbers [that] are actual” from “consecutive street [numbers that] are arbitrary.”

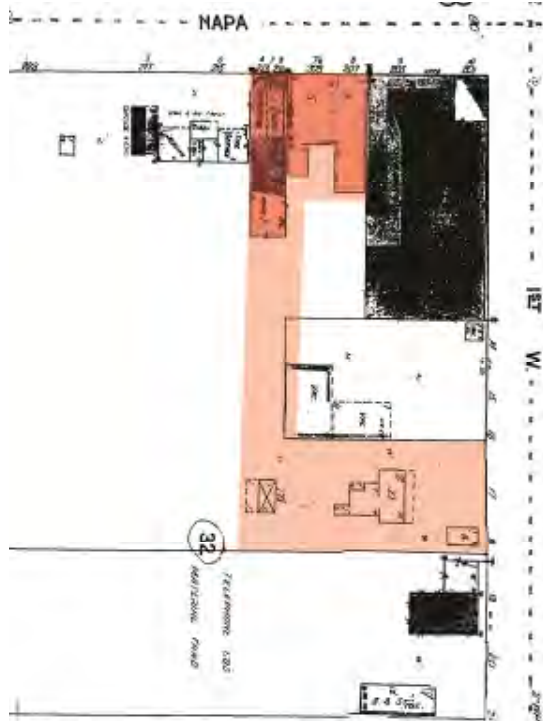


Figure 16. 1941 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red and the subject building prior to the 1958 redesign in a darker shade. Edited by author.

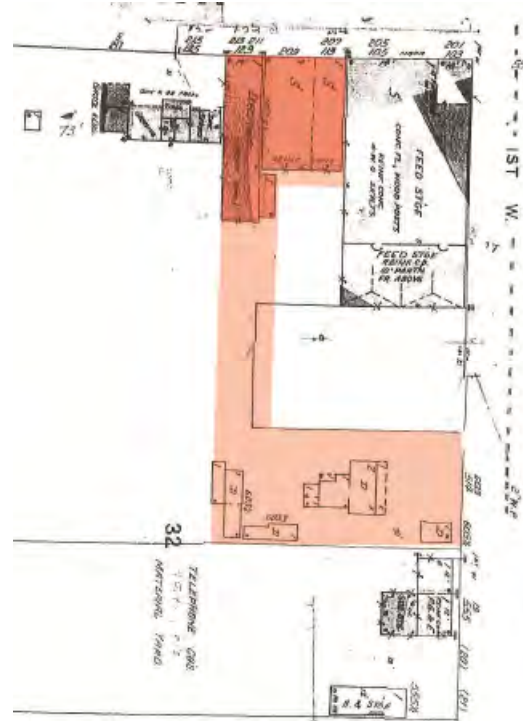


Figure 17. 1953 Sanborn Fire Insurance Company map showing the modern boundaries of the subject property in light red and the subject building prior to the 1958 redesign in a darker shade. Edited by author.

Architectural drawings prepared by contractor John S. Moll and dated 10 May 1958 confirm that the earlier buildings on the subject property were substantially altered and enlarged (see Appendix).²⁰ The 1958 design was for a new two-story façade on West Napa Street designed in a commercial Monterey Revival style, and for the creation of enlarged newspaper offices and an additional ground floor commercial space (Figure 18). The drawings identify existing concrete walls on the east, south, and west façades, as well as two existing interior walls, the locations of which are consistent with the footprints of the buildings shown in earlier Sanborn Fire Insurance Company maps. No building permit is on file for any work completed as a result of the 1958 design.

²⁰ The 1958 drawings for 117 West Napa Street are held by Bill Lynch.



Figure 18. The *Sonoma Index-Tribune* Building, 1960.

Source: Sonoma County Library, Sonoma County History and Genealogy Annex, Annex Photo 16510.

Since the 1958 redesign, numerous building permits have been issued for interior alterations and reroofing projects at the *Sonoma Index-Tribune* Building (Figure 3). The newspaper continues to operate from the building, along with the quarterly *Sonoma Magazine*. The ground floor commercial space is currently occupied by Sisters Consignment Couture.

CONSTRUCTION CHRONOLOGY

The following provides a timeline of the history of 117 West Napa Street, including major alterations. This is in addition to miscellaneous electrical and plumbing work undertaken from the 1950s until the present.

Ca. 1928-29

According to Bill Lynch, the Editor and Publisher Emeritus of the *Sonoma Index-Tribune*, the “original building” on the subject property was constructed during this time. To his knowledge, there was no architect associated with the building, though it is possible that a contractor named Sprague, the brother-in-law of then-owners Walter L. and Celeste G. Murphy, constructed the building (Figures 19 and 20).²¹

²¹ Page & Turnbull, interview with Bill Lynch, Editor and Publisher Emeritus of the *Sonoma Index-Tribune*, 8 June 2012.



Figure 19. Mission Fruit Market (left) and the office of the *Sonoma Index-Tribune* and the Sonoma Cafe (right), ca. 1930.
Source: Bill Lynch.



Figure 20. Mission Fruit Market and the office of the *Sonoma Index-Tribune* behind the car, ca. 1936.
Source: *Sonoma Index-Tribune*.

Post-1941:

Second Street West was continued south of West Napa Street, thereby dividing the subject block in two. The location of the subject property remained near the southwest corner of First Street West and West Napa Street.

Ca. 1941-53

Rear additions were constructed behind the two adjoining shops, addressed in the 1953 Sanborn Fire Insurance Company map as 207/113 and 209 West Napa Street, respectively (Figure 21). The west wall was clad in iron, and the south wall was of reinforced concrete construction. Immediately west of the shops, an addition had been constructed on the east façade of the reinforced concrete building now addressed as 211, 213, and 123 West Napa Street.



Figure 21. Mission Fruit Market (left) and the office of the *Sonoma Index-Tribune* (right), 1948.
Walter L. Murphy is shown in the foreground.
Source: Sonoma League for Historic Preservation.

1953: A building permit was issued for unspecified work for the estimated cost of \$2,366. The owner was the *Sonoma Index-Tribune* and the contractor was John S. Moll (Building Permit #487, 18 June 1953). It is believed that the address 117 West Napa Street was first used in reference to the *Sonoma Index-Tribune* in this permit.

1958: Architectural drawings prepared by contractor John S. Moll and dated 10 May 1958 confirm that the earlier buildings on the subject property were substantially altered and enlarged (**see Appendix**). The 1958 design was for a new two-story façade on West Napa Street designed in a commercial Monterey Revival style, and for the creation of enlarged newspaper offices and a ground floor commercial space. The drawings identify existing concrete walls on the east, south, and west façades, as well as two existing interior walls, the locations of which are consistent with the footprints of the buildings shown in earlier Sanborn Fire Insurance Company maps. No building permit is on file for any work completed as a result of the 1958 design (**Figure 22**).



Figure 22. Remodel of 117 West Napa Street, ca. 1958.
Source: Bill Lynch.

- Ca. 1958-81:** On the north façade, part of the storefront of the small commercial space was reconstructed. As designed in 1958, the entire first story storefront was in the same plane. The wall plane of the first bay has since been pushed several feet north toward West Napa Street. No building permit is on file that specifies this alteration.
- 1965:** A building permit was issued to “alter existing floor area for dark room and development room” for the estimated cost of \$3,000. The owner was Robert Lynch and the contractor was John Moll (Building Permit #1934, 19 April 1965).
- A building permit was issued for “alteration[s] to interior office” for the estimated cost of \$400. The owner was Robert Lynch and the contractor was John Moll (Building Permit #2019, 25 August 1965).
- 1968:** A building permit was issued for “alteration[s] to existing office portion for press plant” for the estimated cost of \$7,000. The owner was Robert Lynch and the contractor was John Lobsinger (Building Permit #2590, 26 March 1968).
- A building permit was issued to re-roof the existing building. The owner was Robert Lynch and the contractor was Henri’s Materials (Building Permit #2757, 31 December 1968).
- 1969:** A building permit was issued for unspecified interior alterations. The owner was the *Sonoma Index-Tribune* and the contractor was John Lobsinger (Building Permit #2962, 4 December 1969).
- 1974:** A building permit was issued for unspecified alterations. The owner was the *Sonoma Index-Tribune* and the contractor was John Lobsinger (Building Permit #3961, 16 January 1974).

- 1976:** A building permit was issued to reroof one section of the building for the estimated cost of \$1,900. The owner was the *Sonoma Index-Tribune* and the contractor was Henri's Supply Inc. (Building Permit # 4374, 12 March 1976).
- A building permit was issued to install new gas-electric units and attic fans for the estimated cost of \$4,000. The owner was the *Sonoma Index-Tribune* and the contractor was Peterson Heat and Cooling (Building Permit # 4291, 27 August 1976).
- Ca. 1977:** A building permit was issued to install new electrical service for the estimated cost of \$1,800. The owner was the *Sonoma Index-Tribune* and the contractor was Pete's Electric Co. (Building Permit #4517, date illegible).
- A building permit was issued to construct a 3,444-sq. ft. warehouse addition for the estimated cost of \$40,000. The owner was the *Sonoma Index-Tribune* and the contractor was Preco Erection Inc. (Building Permit #4943, 20 July 1977).
- A building permit was issued for work on the underground service for the estimated cost of \$700. The owner was the *Sonoma Index-Tribune* and the contractor was Pete's Electric Co. (Building Permit #5634, date illegible).
- A building permit was issued to remodel office space, make a display window, and unspecified electrical, mechanical, and plumbing work for the estimated cost of \$4,100. The owner was the *Sonoma Index-Tribune* and the contractor was John S. Moll (Building Permit #7035, date illegible).
- A building permit was issued to re-roof a rear section of roof, seal all pipes and vents, and coat the entire surface with asbestos fiber aluminum paint for the estimated cost of \$3,745. The owner was the *Sonoma Index-Tribune* and the contractor was Valley Roofing Co. (Building Permit #7130, date illegible).
- Post-1981:** On the north façade, several of the windows dating from the 1958 redesign were removed and replaced. On the first story, the third, fourth, and fifth structural bays originally featured full-height plate glass windows (**Figure 23**). The plate glass has since been replaced by fixed wood-frame windows. No building permit is on file that specifies replacement of storefront windows.



Figure 23. Sonoma Index-Tribune Building, ca. 1981.
Source: Sonoma League for Historic Preservation.

1986: A building permit was issued for foundation work for the estimated cost of \$100. The owner was the *Sonoma Index-Tribune* and the contractor was Lely Construction Inc. (Building Permit # 8884, 1 June 1986).

A building permit was issued to construct a warehouse/office addition for the estimated cost of \$325,000. The owner was the *Sonoma Index-Tribune* and the contractor was Lely Construction Inc. (Building Permit # 8912, 19 June 1986).

1988: A building permit was issued to re-roof the building for the estimated cost of \$6,467. The owner was Lynch and the contractor was Sonoma Valley Roofing Inc. (Building Permit # 9717, 20 September 1988).

1997: A building permit was issued to re-roof the “front shingle section of roof only” for the estimated cost of \$1,971. The owner was the *Sonoma Index-Tribune* and the contractor was Sonoma Valley Roofing Inc. (Building Permit #12994, 24 June 1997).

2000: A building permit was issued to “reroof over one existing” roof for the estimated cost of \$700. The owner was Robert Lynch and the contractor was Boris Roofing Specialty (Building Permit # 14317, 12 April 2000).

2005: A building permit was issued to reroof a section of the building “next to Old Feed Store” for the estimated cost of \$17,287. The owner was the *Sonoma Index-Tribune* and the contractor was Sonoma Valley Roofing Inc. (Building Permit # 17044, 7 July 2005).

A building permit was issued to replace five existing rooftop air conditioning units for the estimated cost of \$47,000. The owner was the *Sonoma Index-Tribune* and the contractor was Peterson Mechanical (Building Permit #17052, 11 July 2005).

OWNERS AND OCCUPANTS

The following information comprises the history of ownership and occupation of the subject property. The parcel on which 117 West Napa Street located is composed of several small parcels that were combined over time. The data presented below was compiled by Mike Burton, a Sonoma County-based title researcher, unless otherwise noted.

- 28 April 1897:** Ownership was transferred from Catherine Vasquez to Granville S. Harris (grant; Document ID 172/181). Harris paid \$10 for land that measured 50' x 150'.
- 10 September 1902:** Ownership was transferred from the Estate of Edward Wagner to L. Quartareli (grant; Document ID 203/161). Quartareli paid \$1,318.29 for land that excluded a portion of Assessor's Parcel 50 measuring 50' x 125'.
- 21 April 1904:** Ownership was transferred from Mr. and Mrs. Leonida Quartareli to John Peter Loustalet (grant; Document ID 210/30). The land excluded a portion of Assessor's Parcel 50 measuring 50' x 125'.
- 19 July 1906:** Ownership was transferred from Edward Stephens et al. to John Peter Loustalet (decree quieting title; Document ID 226/276). This concerned a portion of Assessor's Parcel 56.
- 28 February 1908:** Ownership was transferred from the Mr. and Mrs. John Peter Loustalet to Joseph F. Ryan (grant; Document ID 245/276). This concerned the land described by Mike Burton as "Assessor's Parcel 56 approx."
- 1 September 1908:** Ownership was transferred from Mr. and Mrs. John Peter Loustalet to Mrs. Anton Keiser (grant; Document ID 251/52). Kaiser paid \$290 in gold for the land, which measured 22' x 150'.
- 10 November 1908:** Ownership was transferred from Mr. and Mrs. Paul Robin to Mrs. Anton Keiser (grant; Document ID 250/494). Kaiser paid \$10 in gold for the same land she acquired on 1 September 1908.
- 11 September 1919:** Ownership was transferred from Mrs. Anton Keiser to Angelo Beretta (grant; Document ID 374/304). Beretta paid \$10 for the land, which measured 22'-4" x 150'.
- 17 February 1921:** Ownership was transferred from Granville S. Harris to Ethelbert E. Griffith (grant; Document ID 395/496). The land measured 125' x 150' and included a portion of Assessor's Parcel 55.
- 3 January 1922:** Ownership was transferred from Ethelbert E. Griffith to Kate Griffith (gift deed; Document ID 406/217). The land measured 125' x 150'.
- 24 March 1922:** Ownership was transferred from the City of Sonoma et al. to Ethelbert Griffith (judgment quieting title; Document ID 7 OR 390). The land measured 125' x 150'.
- 4 April 1922:** Ownership was transferred from Mr. and Mrs. Angelo Beretta to W.L. Murphy (deed; Document ID 13 OR 30). Murphy paid \$10 for the land, the only known measurement of which was 22'-4".

- 22 April 1922:** Ownership was transferred from Kate Griffith to W.L. Murphy (deed; Document ID 13 OR 165). Murphy paid \$10 for the land, which measured 75' x 51'.
- 22 April 1922:** Ownership was transferred from Mrs. Anton Keiser to W.L. or Celeste Murphy (deed; Document ID 14 OR 58). The land measured 22'-4" x 150'.
- 1928-58:** The subject property was occupied by four businesses. From east to west they were: Cash and Carry Grocerteria, Batista Mori's Mission Fruit Market, "the tiny *Index-Tribune* office," and John's Café. By June 1929, a Safeway market had replaced Cash and Carry Grocerteria (**Figure 24**).²² The Mission Fruit Market, which occupied its location from circa 1928 until Mori's retirement in 1958, was "entwined, by location and friendship, with that of the *Index-Tribune* on West Napa Street."²³



Figure 24. Safeway market, formerly on the site of the present *Sonoma Index-Tribune* Building, ca. 1930.

Source: *The Sonoma Valley Story*, p. 172 (from the *Sonoma Index-Tribune* archives).

- 1951:** The building that occupied the subject property was known as the Murphy Building. In addition to the *Sonoma Index-Tribune*, office spaces were occupied by a real estate company (207 West Napa Street) and an insurance agency.²⁴
- Ca. 1960-2008:** Two different accounts of the occupation of the subject property following the ca. 1958 remodel have been provided by Bill Lynch. He first informed the author that the building was occupied exclusively by the *Sonoma Index-Tribune* between ca. 1960 and 2008.²⁵ He later offered the following account: "Even after the [ca. 1958] remodel, the building was shared by The As-Is Shop (a second hand store), Canevari Insurance and a Mitchum, Jones and Templeton stock brokerage office."²⁶

²² Albert H. Pellandini, "When did Safeway come to Sonoma?" *Sonoma Index-Tribune*, 14 August 1985, n.p.

²³ Sonoma League for Historic Preservation, "Mission Fruit Market," *Culinary Visit to Historic Sonoma, Vol. 1*.

²⁴ "Wm. E. Doud & Co., Realtors, Open Sonoma Branch Office," *Sonoma Index-Tribune*, 9 November 1951, 3.

²⁵ Page & Turnbull, interview with Bill Lynch, 8 June 2012.

²⁶ Bill Lynch, letter to Michael Ross, Architect, 6 September 2012.

- 21 August 1963:** Ownership was transferred from the Estate of Celeste Murphy to Robert Lynch (decree of distribution; Document ID 1982 OR 521). This concerned the land described by Mike Burton as “all parcels.”
- 20 April 1965:** Ownership was transferred from the Estate of Walter L. Murphy to Robert Lynch (decree of distribution; Document ID 2122 OR 476). This concerned the land described by title researcher Mike Burton as “all parcels.”
- 30 June 1986:** Ownership was transferred from William Lynch et al. to Robert and Jean Lynch (quitclaim deed; Document ID 86-047620). This concerned what was described by title researcher Mike Burton as a “small strip of land on the west side of Assessor’s Parcel 55.”
- 23 May 1988:** Ownership was transferred from Robert M. and Jean H. Lynch to Robert M. and Jean Lynch as joint tenants (grant; Document ID 88-040676). The transfer included all of Assessor’s Parcel 55.
- 11 August 1999:** Ownership was transferred from Robert M. and Jean H. Lynch to Robert M. and Jean Lynch as trustees of trust dated 29 August 1990 (quitclaim deed; Document ID 1999-0101956). The transfer included all of Assessor’s Parcel 55.
- 5 April 2004:** Ownership was transferred from Robert M. Lynch, deceased, to Jean H. Lynch, trustee (affidavit of death of trustee; Document ID 2000-047412). The transfer included all of Assessor’s Parcel 55.
- 5 April 2004:** Ownership was transferred from Jean H. Lynch, trustee of 1990 trust, to William E. and Dorothy Lynch, trustees of 1991 trust (quitclaim deed; Document ID 2004-047413). The transfer included one percent of the interest of Jean H. Lynch.
- 5 April 2004:** Ownership was transferred from Jean H. Lynch, trustee of 1990 trust, to James R. and Sharon Lynch, trustees of 1991 trust (quitclaim deed; Document ID 2004-047414). The transfer included one percent of the interest of Jean H. Lynch.
- 5 April 2004:** Ownership was transferred from all parties to the Lynch Real Estate Limited Partnership, a Nevada partnership (quitclaim deed; Document ID 2004-047415). The transfer included all interest in Assessor’s Parcel 55.
- Ca. 2008:** After being occupied exclusively by the *Sonoma Index-Tribune* for nearly 50 years, the first floor commercial space was rented to other businesses.²⁷
- 2012 (Present):** 117 West Napa Street continues to be occupied by the *Sonoma Index-Tribune*. Controlling interest in the newspaper was sold to Sonoma Media Partners, LLC. The first floor commercial space is currently occupied by Sisters Consignment Couture.

²⁷ Page & Turnbull, interview with Bill Lynch, 8 June 2012.

THE SONOMA INDEX-TRIBUNE: A FAMILY BUSINESS

The *Sonoma Index-Tribune* has been owned and operated by four generations of the same family for more than 120 years. In 1879, the *Sonoma Index* was established by Benjamin Frank. In 1884, Harry Granice purchased the newspaper, which by that time it had been renamed the *Sonoma Tribune*, and acted as editor for more than 30 years. During his ownership, the paper was again renamed the *Sonoma Index-Tribune*.²⁸ Two of his daughters, Celeste and Ramona, operated the business following Harry Granice's death in 1915. Soon after, Celeste and her husband, Walter L. Murphy, purchased the newspaper, and the couple co-owned and operated the business until they jointly retired in 1949. That year, Robert Lynch, Celeste Murphy's nephew who had worked at the *Sonoma Index-Tribune* since 1946, became the new editor and publisher of the paper. He held that position for more than 50 years, and under his leadership the business achieved great success. The *Sonoma Index-Tribune* became an award-winning publication, its length increased to upwards of 40 pages, and its frequency increased to two weekly editions in 1985. Robert Lynch's three sons—Bill, Jim, and John—were all employed at the newspaper during the late 1960s or 1970s. When Robert Lynch passed away in 2003, Bill and Jim Lynch became fourth-generation co-publishers of the *Sonoma Index-Tribune*; Bill Lynch acted as editor-in-chief and Jim Lynch acted as chief financial officer.²⁹ In 2012, David Bolling became the editor and publisher and Bill Hooper became the chief operating officer. Bill Lynch continues to work for the *Sonoma Index-Tribune* as the business news reporter and fishing editor.³⁰

Historic photographs and Sanborn Fire Insurance Company maps published in the 1880s and 1890s confirm that a small building on the north side of East Napa Street between First Street East and Second Street East was occupied by an early printing press for the *Sonoma Tribune* (**Figures 25-26**). This building was moved back from the street to the rear of the lot no later than 1891. By 1905, the function of the building was identified in maps as “hand printing,” and it was used as a shed by 1923.³¹ This building remains in its original location in 2012 and is “considered by [the Lynch family] as the historical home of the Index-Tribune” (**Figure 27**).³²

²⁸ Emily Charrier-Botts, “Happy Birthday to Us” (19 April 2012), *Sonoma Index-Tribune*, web site accessed 7 June 2012 from: <http://www.sonomanews.com/News-2012/Happy-birthday-to-us/>.

²⁹ Gerald Hill, “Sonoma Index-Tribune—from Lynch Mob to Lynch Family” (3 November 2010), *Hill on History*, web site accessed 7 June 2012 from: <http://hillonhistory.com/test-columns>.

³⁰ “Contact Us,” *Sonoma Index-Tribune*, web site accessed 7 June 2012 from: <http://www.sonomanews.com/Contact-Us/>.

³¹ Sanborn Fire Insurance Company maps, 1888, 1891, 1897, 1905, 1911, 1923.

³² Bill Lynch, letter to Michael Ross, Architect, 6 September 2012.



Figure 25. Early *Sonoma Tribune* building on East Napa Street (extant), ca. 1880-1915.
Source: Bill Lynch.



Figure 26. Interior view of the early *Sonoma Tribune* building on East Napa Street (extant) with Harry Granice standing near the center, ca. 1884-1915.
Source: Bill Lynch.



Figure 27. Early *Sonoma Tribune* building on East Napa Street, September 2012.
Source: Bill Lynch.

JOHN S. MOLL, CONTRACTOR

John Sigurd Moll (b. 1924) is a well-known local builder who has been involved in countless projects in and around Sonoma. He designed the 1958 remodel of the *Sonoma Index-Tribune* at 117 West Napa Street for newspaper owner and editor Robert Lynch. Moll's father, who was a native of Norway and had the same name, worked as a carpenter and building contractor throughout northern California. John Moll's own son, Steven Moll, is a third-generation contractor based in Sonoma. On his website, Steven Moll describes his family business as "a company with long ties to Sonoma County and with lasting relationships with many businesses working in the construction industry."³³ John Moll continues to live in Sonoma County.³⁴

³³ Steven Moll, *John Moll: General Contractor* (2012), web site accessed 7 June 2012 from: <http://johnmoll-gencontr.com/home>.

³⁴ Page & Turnbull, telephone interview with Diane Moll Smith, Director of the Sonoma Valley Historical Society, 6 June 2012.

VI. CONTEXT & RELATIONSHIP

117 West Napa Street is located in downtown Sonoma near the southwest corner of the central plaza, which boasts some of the oldest buildings in the city. The neighborhood surrounding 117 West Napa Street is exclusively commercial. Extant buildings in the vicinity date from a variety of eras, although most were constructed during the first half of the twentieth century. Across from the subject property on the north side of West Napa Street are three commercial buildings: 147 First Street West (constructed in 1910), 118 West Napa Street (constructed in 1923), and 136 West Napa Street (constructed in 1940). Farther west are three residential buildings, one of which was constructed circa 1925. Originally built as dwellings, they are currently occupied by a radio station and a newspaper. Several buildings lining the west side of the central plaza date from the 1900s and 1910s (**Figure 28**).³⁵



Figure 28. Looking east from the intersection of Broadway and West Napa Street, 1895. The Union Hotel and Hall are the two buildings on the right. Source: Sonoma County Library.

According to Sanborn Fire Insurance Company maps, the block containing the subject property appears to have been one of the last downtown blocks to be developed. Much of the block appears to have been vacant as late as 1941, the year of the last digitized Sanborn Fire Insurance Company map. Alterations and widespread replacement of buildings have occurred since that time. When Second Street West was continued south of West Napa Street sometime after 1941, it created additional street frontage on the block and development continued. Today, the buildings in the neighborhood feature various footprints and massing, and range from approximately one to three stories in height. At two stories, 117 West Napa Street is congruous with many of the surrounding buildings which range from approximately one to three stories in height. Like the subject building, several nearby commercial buildings are designed in the Monterey Revival style, including a few that face the central plaza (**Figures 29 and 30**).

117 West Napa Street is located in proximity of the Sonoma Plaza National Historic Landmark, which was dedicated in 1961. The plaza and its environs make up the Sonoma Plaza National Historic District which includes all of the buildings fronting the central plaza and extends along Broadway, East Spain Street, and East Napa Street.³⁶ 117 West Napa Street is located on the historic California State Route 12 which stretches eastward from Sebastopol in Sonoma County to San

³⁵ Construction dates based on information provided by the City of Sonoma Geographic Information System.

³⁶ Sonoma Plaza was listed in the National Register in 1974 as item No. 75000489 NHLS. The Sonoma Plaza Boundary Extension was listed in the National Register in 1992 as item No. 92000293.

Andreas in Calaveras County. The segment of the route that runs through Sonoma Valley and along West Napa Street is known as “The Valley of the Moon Scenic Route.”³⁷



Figure 29. Looking west on West Napa Street. The subject property is in the center.
Source: Page & Turnbull, 2012.

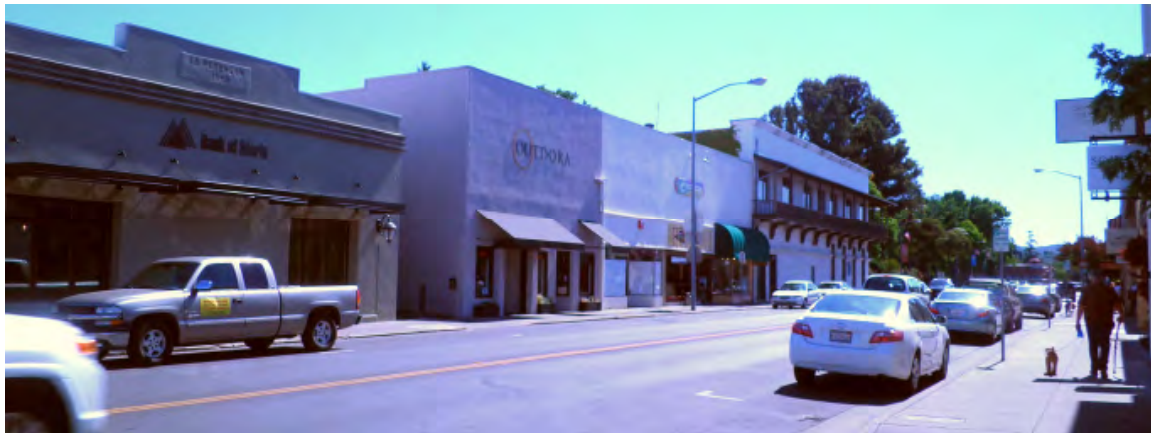


Figure 30. North side of West Napa Street, looking east.
Source: Page & Turnbull, 2012.

³⁷ “Routes 9 through 16,” *California Highways*, web site accessed 9 August 2011 from: <http://cahighways.org/009-016.html#012>.

VII. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Criterion 1 (Event)

117 West Napa Street appears to be individually eligible for listing in the California Register under Criterion 1 (Event) for its association with the local newspaper, the *Sonoma Index-Tribune*. The city's historic downtown, encompassed by the Sonoma Plaza National Historic District, contains many commercial, residential, and religious buildings dating from the city's formative period (1830s until approximately 1900), which concluded well before the offices of the newspaper were relocated to the subject property in the late 1920s. Rather, 117 West Napa Street is associated with early and mid-twentieth-century commercial development in downtown Sonoma. Although the *Sonoma Index-Tribune* previously had its offices in other locations in downtown Sonoma, including an extant building on East Napa Street, the newspaper has continuously operated at 117 West Napa Street for more than 80 years.³⁸ The period of significance associated with this criterion ranges from circa 1928 to 1962. This range begins with the construction of the original *Sonoma Index-Tribune* offices at the subject property. Since the newspaper continues to operate at the subject property to the present day, the period of significance extends to the 50-year age criteria consideration.

³⁸ Hill. Hill's article includes an undated historic photograph depicting a two-story building that presumably housed the office of the newspaper. The idea of this third location of the newspaper's office is supported by a watercolor rendering of "the original Sonoma Tribune office building circa 1882" that was made for David Bolling, *Sonoma Ghosts*, web site accessed 11 September 2012 from: <http://www.sonomaghasts.com/apps/blog/entries/show/998622-first-sonoma-ghosts-book-review-is-here->.

It should be noted that, according to Bill Lynch, “The current location [at 117 West Napa Street] was never considered by [the Lynch] family as the historical home of the Index-Tribune, which has always been the property on East Napa Street. For almost its entire tenure at the 117 W. Napa Street location, the newspaper shared this commercial building with other local businesses.”³⁹ Despite this, the *Sonoma Index-Tribune* is a local institution, and its continued existence and operation at the subject property is sufficiently significant in Sonoma’s commercial history for the building to qualify under this criterion.

Criterion 2 (Person)

117 West Napa Street appears eligible for listing in the California Register under Criterion 2 (Person) for its association with Robert Lynch (1920-2003). Lynch was the fourth-generation owner and publisher of the *Sonoma Index-Tribune*, and he made his greatest contributions to the City of Sonoma during his productive 54-year tenure. Aside from 117 West Napa Street, there are no other extant buildings associated with Robert Lynch’s productive life.⁴⁰ The period of significance associated with this criterion ranges from 1949 (the beginning of Lynch’s ownership) until 2003 (the end of his ownership and active participation in operations). During this period, Lynch transformed the business by increasing the number of staff nearly tenfold, which in turn led to increased length, production, and readership of the newspaper. The *Sonoma Index-Tribune* and its staff garnered numerous prizes in journalism during his tenure, including “overall best weekly in California, display advertising, editorial pages, photography, page design, news and feature stories.”⁴¹ Lynch was active in the field of publishing, serving as president of the California Newspaper Publishers Association and the California Press Association, the latter of which named him California Newspaper Executive of the Year in 1989. Six years before his death, Lynch was inducted into the Sonoma County Hall of Fame.⁴²

Lynch also enlarged the newspaper offices in several phases, beginning with the 1958 remodel that resulted in the building one sees today at 117 West Napa Street. Although several other buildings were constructed on the subject property during the period of significance, they are not yet 50 years old and do not appear to be exceptionally significant under any criteria. Aside from 117 West Napa Street, there are no other extant buildings associated with Robert Lynch’s productive life.

In conclusion, research indicates that Robert Lynch figured prominently in the City of Sonoma’s history, and that his family business, the *Sonoma Index-Tribune* at 117 West Napa Street, qualifies for listing in the California Register under Criterion 2.

Criterion 3 (Architecture/Design)

117 West Napa Street does not appear eligible for listing in the California Register under Criterion 3 (Architecture/Design) as a building that embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; or exhibits high artistic value. The façade of the subject property was designed in 1958 in a commercial Monterey Revival style. Before that, the building has been adapted over time to accommodate a variety of uses (including a blacksmith shop, grocery stores, and a newspaper press), and it has always been a commercial property in Sonoma’s expanding downtown. The contractor of the extant building, John S. Moll, was a well-known local builder who was involved in numerous projects in and around Sonoma, and he continues to live in Sonoma County. The subject property is not distinguishable from others by its style or quality. As an

³⁹ Bill Lynch, letter to Michael Ross, Architect, 6 September 2012.

⁴⁰ This was confirmed in an e-mail from Bill Lynch, Robert Lynch’s son, on 25 June 2012.

⁴¹ Hill.

⁴² Michael Cabanatuan, “Robert Lynch, Owner of Sonoma Index-Tribune,” *San Francisco Chronicle*, 25 September 2003, A-23.

example of mid-twentieth-century commercial architecture, it does not express aesthetic ideals or design concepts more fully than other properties of its type. The building lacks architectural distinction, and therefore does not qualify under this criterion.

Criterion 4 (Information Potential)

The analysis of 117 West Napa Street for eligibility under Criterion 4 (Information Potential) is beyond the scope of this report. This Criterion is typically reserved for archeological resources, and therefore it is not evaluated as part of this report.

INTEGRITY

In order to qualify as a resource for the purposes of CEQA, a property must possess significance and have historic integrity. Seven variables or aspects define integrity: location, design, setting, materials, workmanship, feeling, and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

117 West Napa Street retains integrity of location, as it has not moved from its site. It also retains integrity of feeling because the neighborhood continues to be an extension of Sonoma's historic downtown and commercial core. The subject property does not retain integrity of setting because multiple auxiliary buildings have been constructed at the rear of the property since the 1970s, and several nearby buildings have either been moved (e.g. the General Joseph Hooker House, formerly located on the subject property and relocated to 414 First Street East) or replaced by newer construction or surface parking lots. Since being enlarged and redesigned in 1958, 117 West Napa Street has undergone few known exterior alterations. These alterations appear to be limited to the replacement of some storefront windows and roofing materials, and the building therefore retains integrity of materials to the period of significance. Although the 1958 design included few examples of tooling, carving, painting, graining, turning, or joinery, those details remain in place, and the building therefore retains integrity of workmanship. Likewise, the building retains integrity of design because the footprint, massing, style, and structure as they relate to the 1958 design have been minimally altered. The property retains integrity of association because it continues to be occupied by

the *Sonoma Index-Tribune* offices, which have been located on the site for more than 80 years. Overall, the subject property retains a high degree of integrity.

Though the interior has undergone several rounds of alterations, non-public building interiors are generally not factored into evaluations of historic significance because it is assumed that alterations will be made over time to accommodate for changes in taste, lifestyle, and technology. Likewise, the condition of building materials, such as water damage or wood rot, does not factor into the evaluation of historic significance. The interior alterations that have been documented in building permits were therefore not considered in the integrity evaluation for 117 West Napa Street.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under one or more of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly retain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of 117 West Napa Street include:

- Continuous storefront on the first story of the primary façade, including the two original wood doors and the original wood-frame plate glass windows;
- Monterey Revival-style details, including the exposed wood structural elements and the second story balcony with wood railing;
- Slumpstone brick wall and planter on the primary façade;
- Metal and wood wall-mounted projecting letter sign that reads “Sonoma Index-Tribune” on the primary façade;
- Wood sign on the primary façade that reads “WL & CG MURPHY BUILDING” with the date 1958 above;
- Two-story massing along West Napa Street and one-story massing of rear portions of the building; and
- Reinforced concrete wall located on the west property line that was part of the building that housed the newspaper offices and predated the 1958 redesign.

The character-defining features of 117 West Napa Street do not include:

- Mural on the west façade;
- Commemorative plaques installed in 2003 and 2005; and
- Storefront windows that have been altered or replaced.

VIII. CONCLUSION

117 West Napa Street was originally constructed as a commercial property in or around 1928 by an unknown builder, and it was enlarged and redesigned in 1958 in a commercial Monterey Revival style. The builder was John S. Moll, a local contractor best known for his residential projects in and around Sonoma. The offices of the *Sonoma Index-Tribune* have been located on the property for more than 80 years, and 117 West Napa Street therefore appears to be individually eligible for listing in the California Register under Criterion 1 (Event) for its association with the long-running publication. The period of significance associated with this criterion is circa 1928 to 1962. The building also appears to be eligible under Criterion 2 (Person) for its association with Robert Lynch, the third-generation editor of the *Sonoma Index-Tribune* who owned and ran the business from 1949 until 2003. Additionally, 117 West Napa Street retains a high degree of architectural integrity, and it is therefore considered to be an historical resource as defined by the California Environmental Quality Act (CEQA).

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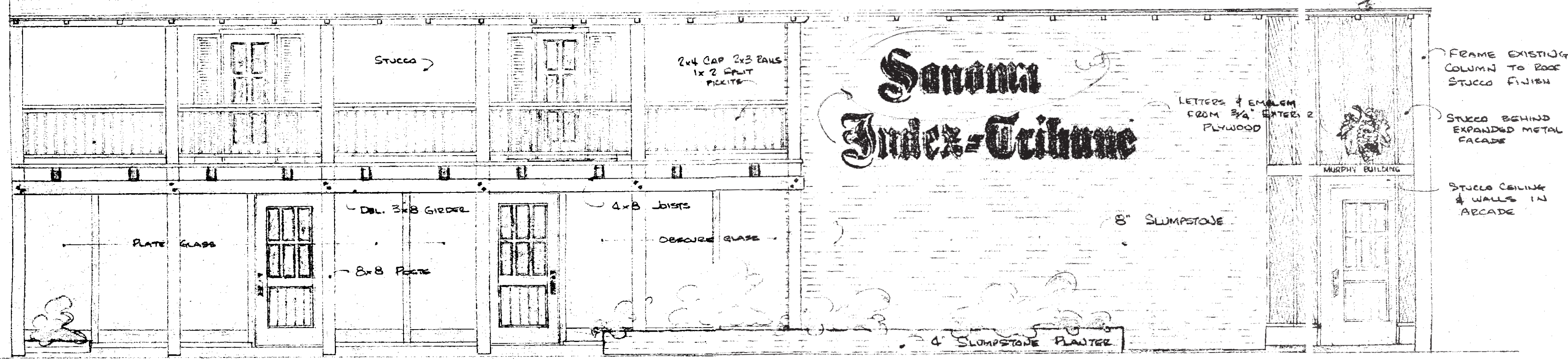
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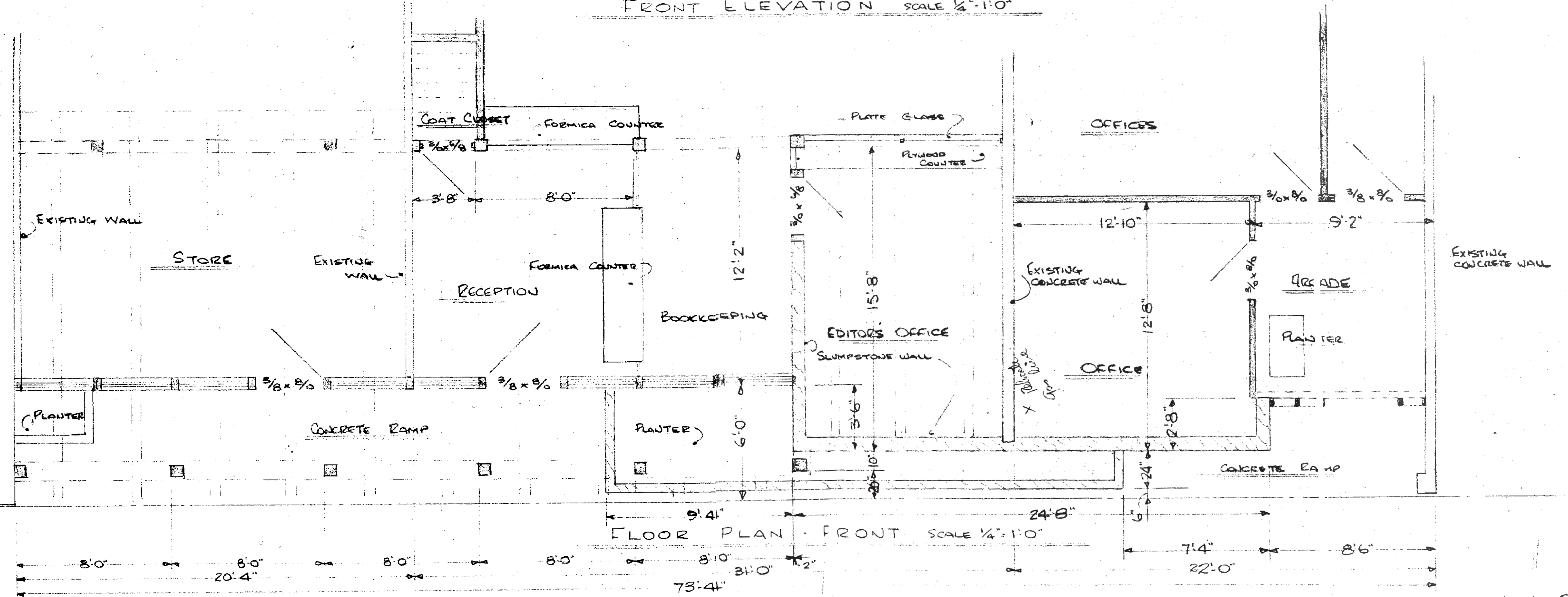
X. APPENDIX

Architectural drawing of 117 West Napa Street prepared by John S. Moll and dated 10 May 1958. This and other drawings of the subject building are in the possession of Bill Lynch.

COMPOSITION SHINGLE ROOF
6/12 ROOF PITCH



FRONT ELEVATION SCALE 1/4" = 1'-0"



FLOOR PLAN - FRONT SCALE 1/4" = 1'-0"

MURPHY BUILDING - WEST NAPA ST. - SONOMA

SHEET NO. 1 of 8

JOHN S. MOLL 10 MAY 1958

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117 WEST NAPA STREET
PROPOSED PROJECT MEMORANDUM
SONOMA, CALIFORNIA

[15166]

Prepared for
ROSSDRULISCUSENBERY ARCHITECTURE INC.



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

MARCH 24, 2016

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I. INTRODUCTION

This Proposed Project Memorandum has been prepared at the request of Michael Ross of RossDrulisCusenbery Architecture, Inc. for proposed alterations to 117 W. Napa Street (APN 018-251-055) in Sonoma, California. The property is located on the south side of West Napa Street between First Street West and Second Street West in downtown Sonoma (**Figure 1**). Originally constructed in or around 1928, it has been continuously occupied by the offices of the local newspaper, the *Sonoma Index-Tribune*, as well as other businesses. In 1958, the building was enlarged and redesigned in a commercial Monterey Revival style by owner Robert Lynch and builder John S. Moll.



Figure 1. 117 West Napa Street is shown in red. The central plaza is the large shaded square.
Source: City of Sonoma Geographic Information System, 2012; edited by Page & Turnbull.

The proposed project by RossDrulisCusenbery Architecture, Inc. at 117 W. Napa Street includes modifications the primary façade, expanding the second story, and redesigning the interior as part of the building's upgrade. The project will address structural deficiencies, ADA access compliance modifications, and replacement of mechanical and electrical systems to improve energy efficiency.

This report includes a review of the building's current historic status, character-defining features and period of significance; description of the proposed project; and an analysis of the proposed project's compliance with the Sonoma Municipal Code's Guidelines for Preservation and Adaptive Reuse (Section 19.42.040).

II. HISTORIC STATUS

117 W. Napa Street is not listed in the National Register of Historic Places, the California Register of Historical Resources, or the Sonoma League for Historic Preservation Inventory of Historic Structures, and it is not a Sonoma County Historic Landmark. Furthermore, the building is not part of any known historic district.

In 2012, Page & Turnbull wrote a Historic Resource Study, which included a history of the property and an evaluation of significance. The evaluation demonstrated that 117 W. Napa Street appears to be individually eligible for listing in the California Register of Historical Resources under Criterion 1 (Event) for its association with the *Sonoma Index-Tribune*, the offices of which have been located at the property for more than 80 years. The *Sonoma Index-Tribune* is a local institution, and its continued existence and operation at the subject property is sufficiently significant in Sonoma's commercial history for the building to qualify under this criterion. The period of significance associated with this criterion ranges from circa 1928 to 1962. This range begins with the construction of the original *Sonoma Index-Tribune* offices at the subject property. Since the newspaper continues to operate at the subject property to the present day [2012], the period of significance extends to the 50-year age criteria consideration.

The building is also significant under Criterion 2 (Person) for its association with Robert Lynch (1920-2003). Lynch was the fourth-generation owner and publisher of the *Sonoma Index-Tribune*, and he made his greatest contributions to the City of Sonoma during his productive 54-year tenure. Aside from 117 W. Napa Street, there are no other extant buildings associated with Robert Lynch's productive life.¹ The period of significance associated with this criterion ranges from 1949 (the beginning of Lynch's ownership) until 2003 (the end of his ownership and active participation in operations). During this period, Lynch transformed the business by increasing the number of staff nearly tenfold, which in turn led to increased length, production, and readership of the newspaper. The *Sonoma Index-Tribune* and its staff garnered numerous prizes in journalism during his tenure, including "overall best weekly in California, display advertising, editorial pages, photography, page design, news and feature stories."² Lynch also enlarged the newspaper offices in several phases, beginning with the 1958 remodel that resulted in the building one sees today at 117 W. Napa Street. Lynch was active in the field of publishing, serving as president of the California Newspaper Publishers Association and the California Press Association, the latter of which named him California Newspaper Executive of the Year in 1989. Six years before his death, Lynch was inducted into the Sonoma County Hall of Fame.³

Additionally, the building retains a high degree of architectural integrity to its 1958 redesign. For these reasons, 117 W. Napa Street is therefore considered to be an historical resource as defined by the California Environmental Quality Act (CEQA).

¹ This was confirmed in an e-mail from Bill Lynch, Robert Lynch's son, on 25 June 2012.

² Hill.

³ Michael Cabanatuan, "Robert Lynch, Owner of Sonoma Index-Tribune," *San Francisco Chronicle*, 25 September 2003, A-23.



Figure 2. Primary (north) façade. No apparent changes have been made since the Historic Resource Study in 2012. Source: Page & Turnbull, 2012.

CITY OF SONOMA DEVELOPMENT CODE

Section 19.42.010 of the City of Sonoma Municipal Code states that the Historic Overlay Zone “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 significance resources, and by ensuring that new development in the historic overlay zone is architecturally compatible.”⁴

117 W. Napa Street is located within the Historic Overlay Zone. Based on the findings contained in Page & Turnbull’s Historic Resource Study, 117 W. Napa Street appears to have historical value as defined by the Municipal Code. While not a designated resource on the local historic register, it is a potentially historic building and the Guidelines for Preservation and Adaptive Reuse (Section 19.42.040) should be applicable to the project.

The City of Sonoma Planning Department is ultimately responsible for determining the eligibility of the subject property for adaptive reuse and overseeing the review process for all projects within the Historic Overlay zone.

⁴ City of Sonoma, Sonoma Municipal Code Chapter 19.42: Historic Preservation and Infill in the Historic Zone, 19.42.010 Purpose.

III. CHARACTER-DEFINING FEATURES & PERIOD OF SIGNIFICANCE

For a property to be eligible for national or state historic register listing, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles, or that were present during the time a building was associated with a significant event or person. To be register-eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The significance of 117 W. Napa Street is not rooted in its architectural design, but rather with its association with the *Sonoma Index-Tribune* and Robert Lynch. Nevertheless, for a property to be eligible for listing in the California Register of Historical Resources, the physical character-defining features must be evident from the time the building was associated with a significant event or person.

The features of 117 W. Napa Street that define its appearance from the period of significance are:

- Continuous storefront on the first story of the primary façade, including the two original wood doors and the original wood-frame plate glass windows;
- Monterey Revival-style details, including the exposed wood structural elements and the second story balcony with wood railing;
- Slumpstone brick wall and planter on the primary façade;
- Metal and wood wall-mounted projecting letter sign that reads “Sonoma Index-Tribune” on the primary façade;
- Wood sign on the primary façade that reads “WL & CG MURPHY BUILDING” with the date 1958 above;
- Two-story massing along West Napa Street and one-story massing of rear portions of the building; and
- Reinforced concrete wall located on the west property line that was part of the building that housed the newspaper offices and predated the 1958 redesign.

The character-defining features of 117 West Napa Street do not include:

- Mural on the west façade;
- Commemorative plaques installed in 2003 and 2005; and
- Storefront windows that have been altered or replaced.

IV. ANALYSIS OF PROPOSED PROJECT IMPACTS AND COMPATIBILITY

This section discusses the proposed project at 117 W. Napa Street.

PROPOSED PROJECT DESCRIPTION

The proposed project description is based on drawings provided by RossDrulisCusenbery, titled “Sonoma Index-Tribune Building: Second Floor Expansion” and dated March 16, 2016.

The proposed project seeks to make relatively minor modifications to the primary façade of 117 W. Napa Street, expand the second story behind a new parapet, and redesign the interior of the existing building. Alterations to the primary façade include removing the non-historic storefront window system at the east end and replacing it with windows that match the existing windows on the rest of the façade. The exterior low slump stone planter wall and exterior wall finish and furring at the west end of the first story will also be removed. The two existing doors to the balcony at the second story will be replaced with fixed windows. The non-historic entry door at the west end of the façade will be replaced with a new glazed door, and a new wood-framed window will be inserted above the door. Vertical signage for tenants is also proposed to be attached to posts at the second story balcony.

The side and rear walls, window openings, and doors will be retained, including the existing wall mural at the north end of the west wall. The west wall will receive eight new double-hung aluminum-frame windows, and four window openings will be filled in to create “false” openings with trim. The rear (south) façade will receive new stucco finish over the entire wall surface and replacement double-hung aluminum-sash windows. The existing mechanical/trash addition will remain, though the CMU walls will be refinished in stucco to match the rest of the building.

The second story will be expanded to the full size of the building, placed behind a parapet that is added above the existing roofline at the primary (north) facade. The parapet wall will have a stucco finish and cornice trim. The roof will feature light monitors, an elevator shaft, and HVAC units behind the parapet.

All interior partitions, including an interior concrete wall and wood frame walls, as well as several interior columns, interior stair, and the second floor and associated framing at the north end of the building will be removed. New interior partition walls will be erected on both floors to provide for open office area, conference rooms, and private offices. A stair will be located at the northwest corner of the building, and restrooms and a second interior stair will be located at the southwest corner.

All character-defining features of the building will be retained with the exception of the current one-story massing of rear portions of the building which will become two stories. However, this feature is not as important as those showing from the public right-of-way and must be altered in order for the building to expand within its existing envelope.

PROPOSED PROJECT DISCUSSION

The proposed project will not change the current use of 117 W. Napa Street. The building has been used as a commercial building with offices for the *Sonoma Index-Tribune* and other retail stores, and it will continue to be used in this capacity after the project is complete. The association with the *Sonoma Index-Tribune*, which is one of the building’s significant associations, will be maintained.

The proposed project will not affect the historic character of the property from the period in which Robert Lynch was actively involved with the *Sonoma Index-Tribune* since nearly all of the character-defining features outlined on page 5 and included in the 2012 Historic Resource Study will be retained. Alterations that are being proposed include new windows and doors in select locations and a second story that is hidden behind a stepped parapet wall at the primary façade. The parapet wall does not appear overly large or out of scale with the existing building, and is compatible with the 1950s interpretation of the Monterey Colonial Revival style.

The proposed project would adhere to the Historic Overlay Zone's 19.42.40: Guidelines for Preservation and Adaptive Reuse, since it will retain nearly all significant features, and thus the building's overall character and style. The addition will incorporate features from the original building, including door and window shape and size, exterior materials, and roof pitch. The project will continue the on-site relationships of the surrounding neighborhood and supports the architectural characteristics of the neighborhood including scale, proportion, and spatial relationships since it will use the existing footprint and walls. Overall, the proposed project appears to be a sensitive rehabilitation project which maintains the character-defining features of the building while allowing the *Sonoma Index-Tribune* to expand and continue its operations in its long-time home.

V. BIBLIOGRAPHY

City of Sonoma, Sonoma Municipal Code Chapter 19.42: Historic Preservation and Infill in the Historic Zone.

Page & Turnbull, “117 West Napa Street Historic Resource Study” (14 September 2012).

State of California. California Environmental Quality Act,
http://resources.ca.gov/ceqa/docs/2014_CEQA_Statutes_and_Guidelines.pdf, accessed 21 December 2015.

VI. APPENDIX

SONOMA INDEX-TRIBUNE BUILDING SECOND FLOOR EXPANSION

117 WEST NAPA STREET, SONOMA, CA. 95476



Concept Rendering: Not for Construction

PROJECT USE PERMIT DRAWINGS

RossDrulisCusenbery

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Sonoma Highway
Sonoma
CA 95476

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FAX 707 996 8542

ARCHITECTURE

Sonoma Index-Tribune Building 2nd Floor Expansion

117 West Napa Street
Sonoma, CA 95476

REVISIONS
No. Description Date

USE PERMIT

Sheet Title

COVER SHEET

Drawn By EW Checked By EW

Scale:

Date:
March 16, 2016

Project No. 2015012

A0.00
Drawing No.

Preliminary Design. Not For Construction Purposes.

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SCOPE OF WORK

- The general Scope of Work covered under this Contract includes but is not limited to:
- General Coordination, Scheduling and Code Compliance**
 - Contractor shall coordinate with Owner, adjacent tenants, and all subcontractors to manage this project to maintain uninterrupted, smooth, and continuous operation of the neighboring businesses and other tenants during the construction process.
 - Maintenance of clean, secure and safe exterior and interior job site
 - Compliance with all applicable codes, standards and guidelines
 - Coordination and scheduling with PG&E, ATT and public agencies
 - Protection of all existing surfaces, materials, and finishes from damage from the construction process including but not limited to: stairways, walls, elevator cabs, door frames, and all existing building systems and features
 - Daily and final job site clean up including window cleaning on all interior & exterior surfaces
 - All Permits and Fees
 - Architectural**
 - Demolition
 - Site preparation
 - New concrete footings and concrete floor slab.
 - Seismic and structural strengthening.
 - New Second Level floor framing and roof framing.
 - New elevator system and Second Level egress stairs.
 - Existing historic facade to be preserved/retained.
 - Interior tenant improvements
 - Electrical**
 - New main electrical service with multiple meters
 - New power, voice, data and lighting systems for office tenant improvements
 - All computer/data, telecommunication, and intrusion alarm systems inclusive of cabling to be "Owner furnished, Owner installed". Contractor to supply a system of empty conduits, pull boxes and termination points for all voice, data and security systems labeled and home running to the Server/Copy Room
 - Connection of all suites to the appropriate Server/Copy Room
 - Mechanical**
 - Provision of new roof-mounted HVAC systems and air handling units (AHU). Provide new supply, return ducts & grille per plan
 - Plumbing**
 - Five (5) new restrooms and three (3) new breakroom facilities
 - Fire Sprinkler System**
 - Relocation of fire sprinkler riser to west side of building.
 - New automatic, monitored fire sprinkler system.
 - Site Improvements**
 - Accessible path of travel to parking lot & public right of way
 - Required ADA signage
 - Office Improvements**
 - Office tenant improvements per plan
 - New cabinets, casework and moveable furnishings to be "Owner Furnished/Owner Installed"
 - New floor coverings to be Owner specified. Contractor to provide and install.

PROJECT INFORMATION

APN: 018-251-055
 PROJECT: SONOMA INDEX-TRIBUNE RENOVATION
 117 WEST NAPA STREET, SONOMA, CA 95476
 DESCRIPTION: PROJECT DESCRIPTION
 BUILDING AREAS: 5,645 SF SITE COVERAGE
 10,765 SF GROSS FLOOR AREA
 TOTAL BUILDING AREA FOR TENANT IMPROVEMENTS PER THIS PERMIT: 10,765 SF
 SITE: 20,267 SF (0.47 ACRES) TOTAL SITE AREA
 LOT COVERAGE: 27.8%
 FLOOR AREA RATIO: 0.53
 FIRE SPRINKLERED: YES
 T.I. USE/OCCUPANCY: "B" - BUSINESS
 "M" - MERCANTILE
 ZONING: "C" - COMMERCIAL with HISTORIC OVERLAY
 TOTAL BUILDING STORIES: 2
 DEFERRED SUBMITTALS: TBD

PROJECT DIRECTORY

- PROPERTY OWNER**
 Kenwood Investments, LLC
 144 W. Napa Street
 Sonoma, CA 95476
 (707) 721-8837
- DEVELOPER**
 Kenwood Investments, LLC
 144 W. Napa Street
 Sonoma, CA 95476
 (707) 721-8837
- PROPOSED TENANTS**
 KRAVE Jerky - First Level
 Sonoma Brands LLC. - Second Level
 Sonoma Index-Tribune - Second Level
- ARCHITECT**
 RossDrulisCusenbery Architecture, Inc.
 18294 Sonoma Highway
 Sonoma, CA. 95476
 (707) 996-8448
- GEOTECHNICAL ENGINEER**
 T.B.D.
- CIVIL ENGINEER**
 Huffman Engineering
 537 College Avenue, Suite A
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 (707) 542-6559
- STRUCTURAL ENGINEER**
 ZFA Structural Engineers
 1212 Fourth Street, Suite Z
 Santa Rosa, CA 95404
 (707) 526-0992
- MECHANICAL ENGINEER**
 T.B.D.
- ELECTRICAL ENGINEER**
 T.B.D.

RossDrulisCusenbery

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 Sonoma
 CA 95476

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 FAX 707 996 8542

ARCHITECTURE

Sonoma Index-Tribune Building 2nd Floor Expansion

117 West Napa Street
 Sonoma, CA 95476

REVISIONS

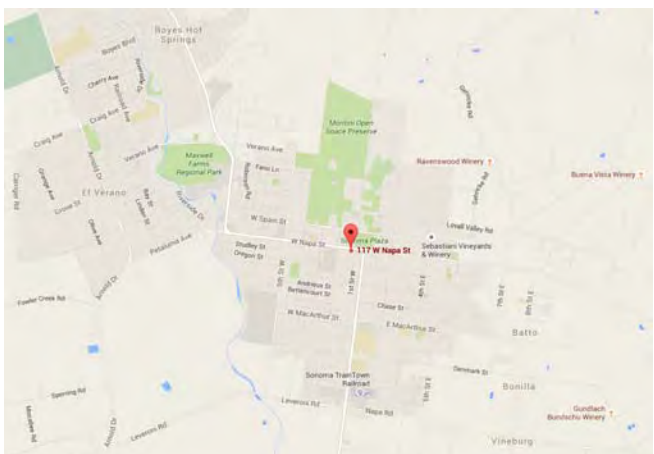
No.	Description	Date

USE PERMIT

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PROJECT INFORMATION

VICINITY MAP



SITE CONTEXT MAP



SHEET INDEX

NUMBER	NAME
A0.00	COVER SHEET
A0.01	PROJECT INFORMATION
A0.02	ABBREVIATIONS, SYMBOLS, AND NOTES
A1.00	SITE PLAN - EXISTING
A2.01	FIRST & SECOND LEVEL FLOOR PLANS - EXISTING
A2.02	FIRST & SECOND LEVEL FLOOR PLANS - DEMOLITION
A2.03	FIRST & SECOND LEVEL FLOOR PLANS - NEW
A2.04	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS & BUILDING CROSS SECTION - NEW
A3.01	NORTH STREET CONTEXT ELEVATION

Drawn By: EW Checked By: EW

Scale:
As indicated

Date:
March 16, 2016

Project No.: 2015012

A0.01
 Drawing No.

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**Sonoma
Index-Tribune
Building 2nd Floor
Expansion**

117 West Napa Street
Sonoma, CA 95476

REVISIONS

No. Description Date

USE PERMIT

Sheet Title

SITE PLAN - EXISTING

Drawn By EW

Checked By EW

Scale:
1/16" = 1'-0"

Date:
April 6, 2016

Project No. 2015012

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Existing On Site Parking - Current Condition		
Lynch Building	2,029 SF Retail 6,208 SF Office Seven Apartments	1/300 = 7 stalls 1/300 = 21 stalls 1.5 Apt. + Guest = 13 stalls
Sub Total Lynch		41 stalls
Sonoma Index Tribune Printing Plant Building	6,369 SF Office/Retail 7,372 SF Warehouse/Storage (w/ 20% allowable office space)	1/300 = 21 stalls 1/1000 = 7 spaces
Subtotal Sonoma IT		28 stalls
Total Required		69 spaces
Existing Lot Provided		75 spaces

Expanded IT Building On-Site Parking Requirements - This Use Permit Application		
Lynch Building	2,029 SF Retail 6,208 SF Office Seven Apartments	1/300 = 7 stalls 1/300 = 21 stalls 1.5/Apt. + Guest = 13 stalls
Sub Total Lynch		43 stalls
IT Expanded Building Retail	804 SF Retail	1/300 = 3 stalls
IT Expanded Building Offices	9,961 SF Office	1/300 = 33 stalls
Printing Plant Building (Assumes use unchanged)	7,372 SF Warehouse/Storage (w/ 20% allowable office space)	1/1000 = 7 spaces
Sub Total IT Expanded		43 stalls
Combined Required (Lynch + IT Expanded)		84 spaces
Existing Lot Provided		75 spaces
New Surface Parking Added	South side of Printing Plant.	9 spaces
Parking Provided (if no hotel)		84 spaces

Sonoma Index-Tribune Building 2nd Floor Expansion

117 West Napa Street
Sonoma, CA 95476

REVISIONS		
No.	Description	Date

USE PERMIT

Sheet Title
FIRST & SECOND LEVEL FLOOR PLANS - EXISTING

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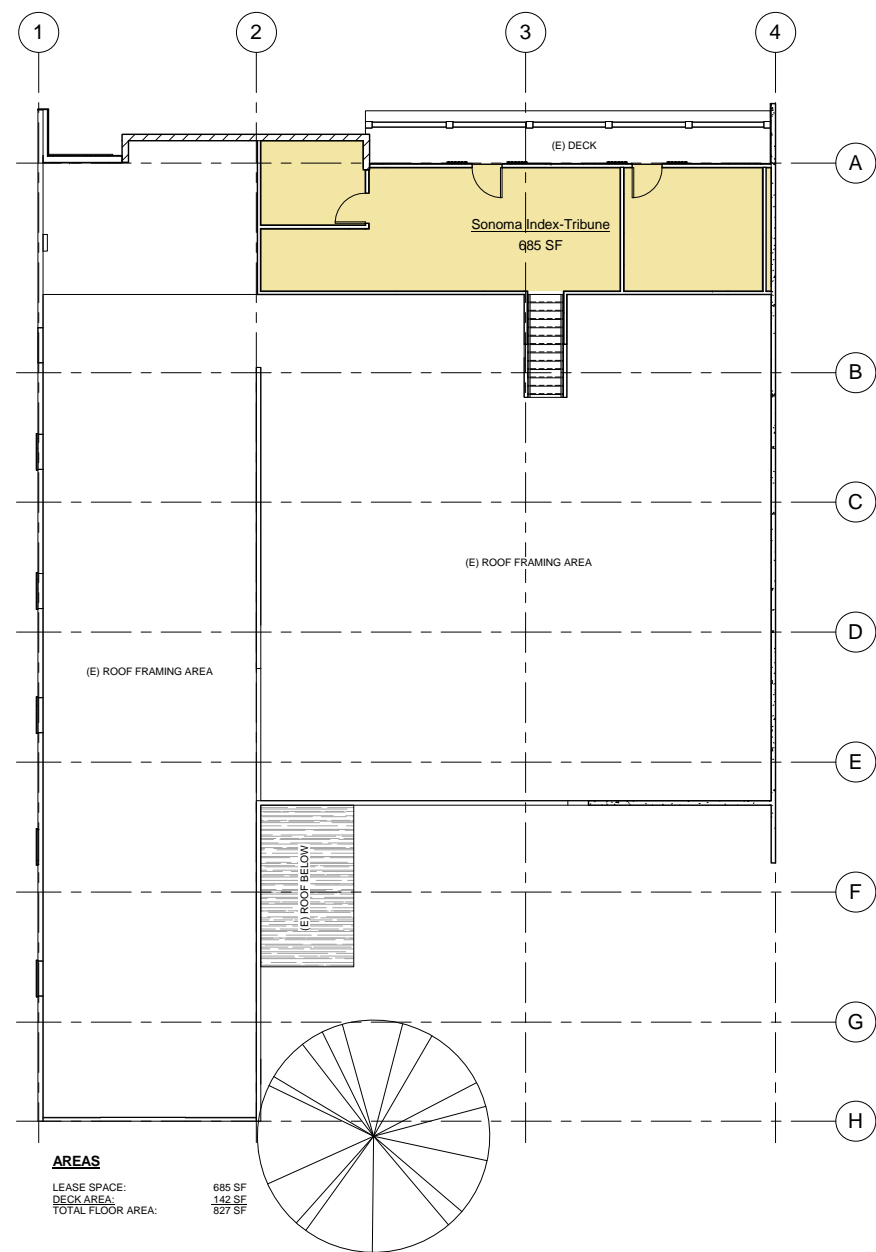
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Project No.: 2015012

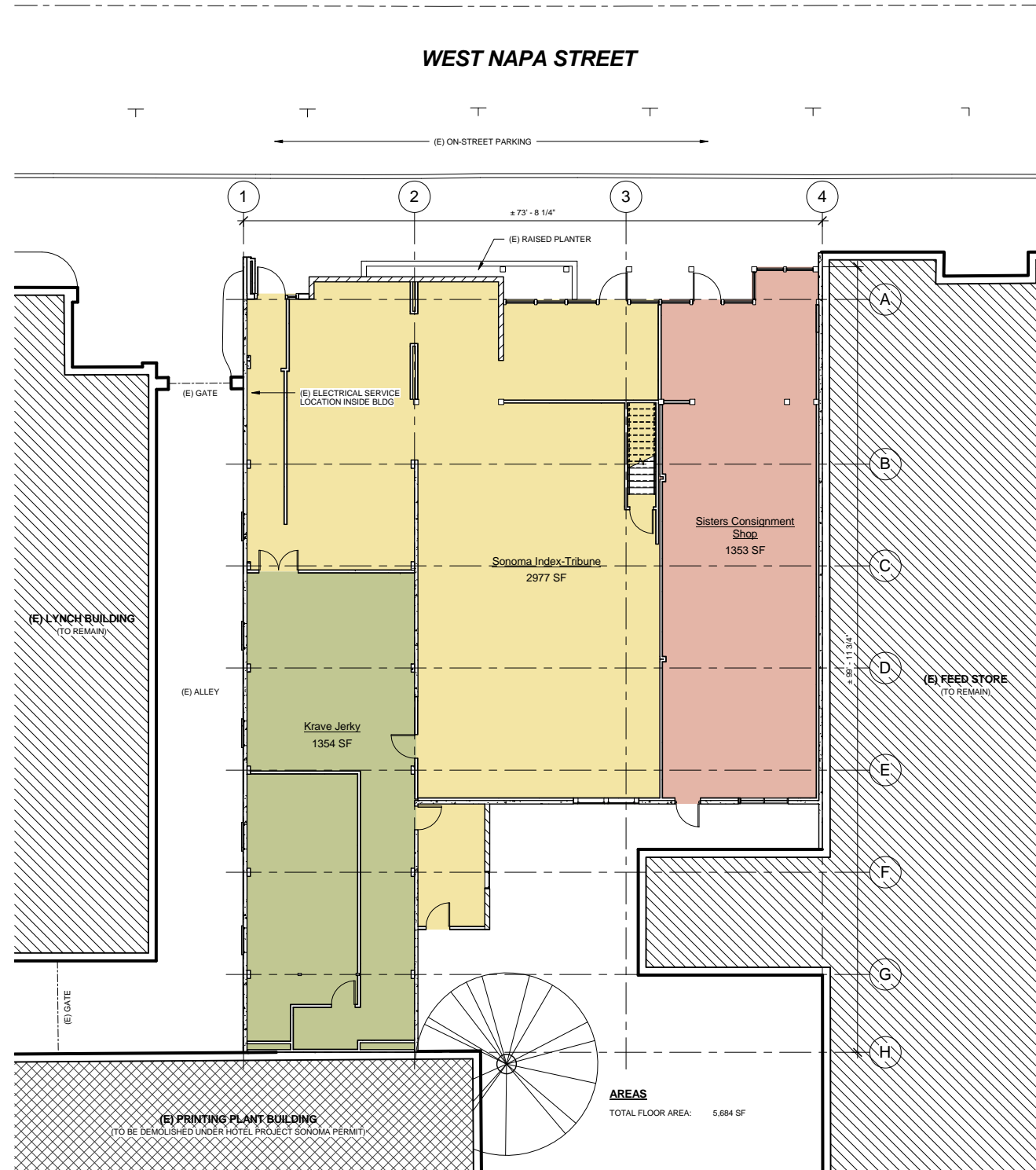
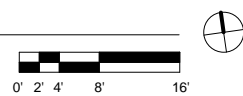
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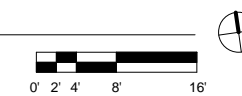
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② SECOND LEVEL FLOOR PLAN - EXISTING
1/8" = 1'-0"



① FIRST LEVEL FLOOR PLAN - EXISTING
1/8" = 1'-0"



**Sonoma
Index-Tribune
Building 2nd Floor
Expansion**

117 West Napa Street
Sonoma, CA 95476

REVISIONS		
No.	Description	Date

USE PERMIT

Sheet Title
**FIRST & SECOND LEVEL
FLOOR PLANS - NEW**

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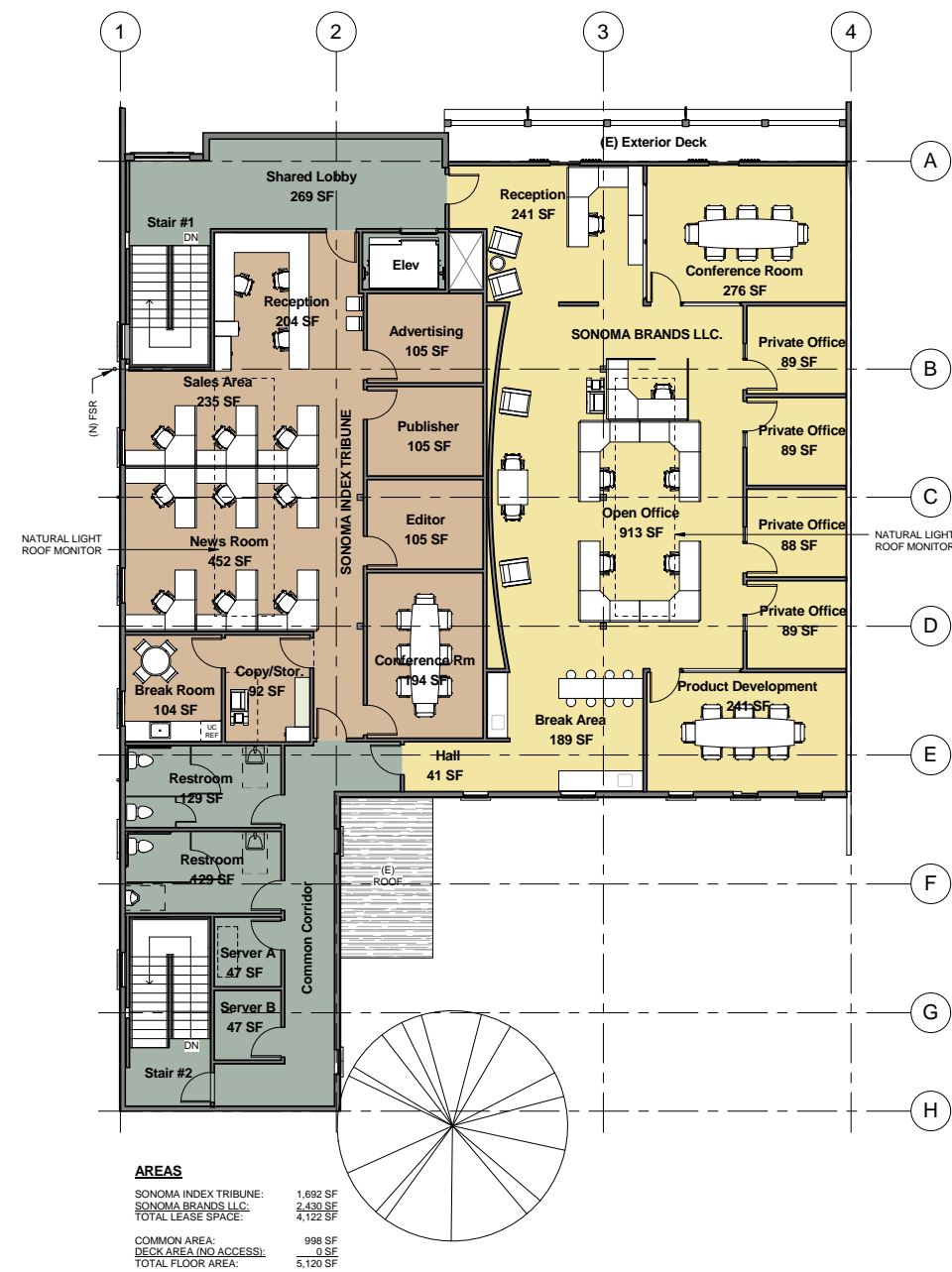
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Project No. 2015012

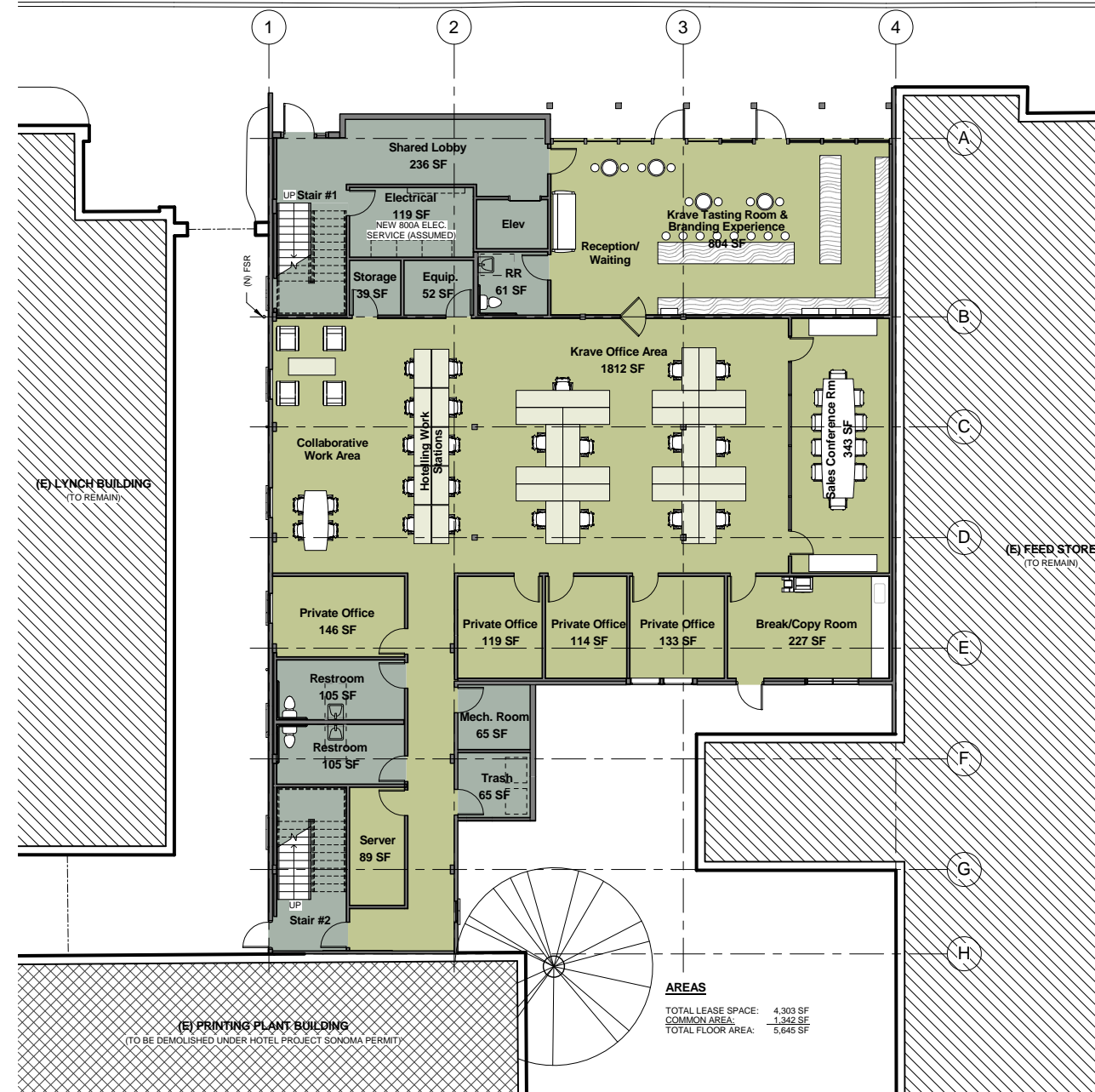
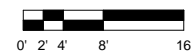
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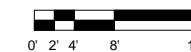
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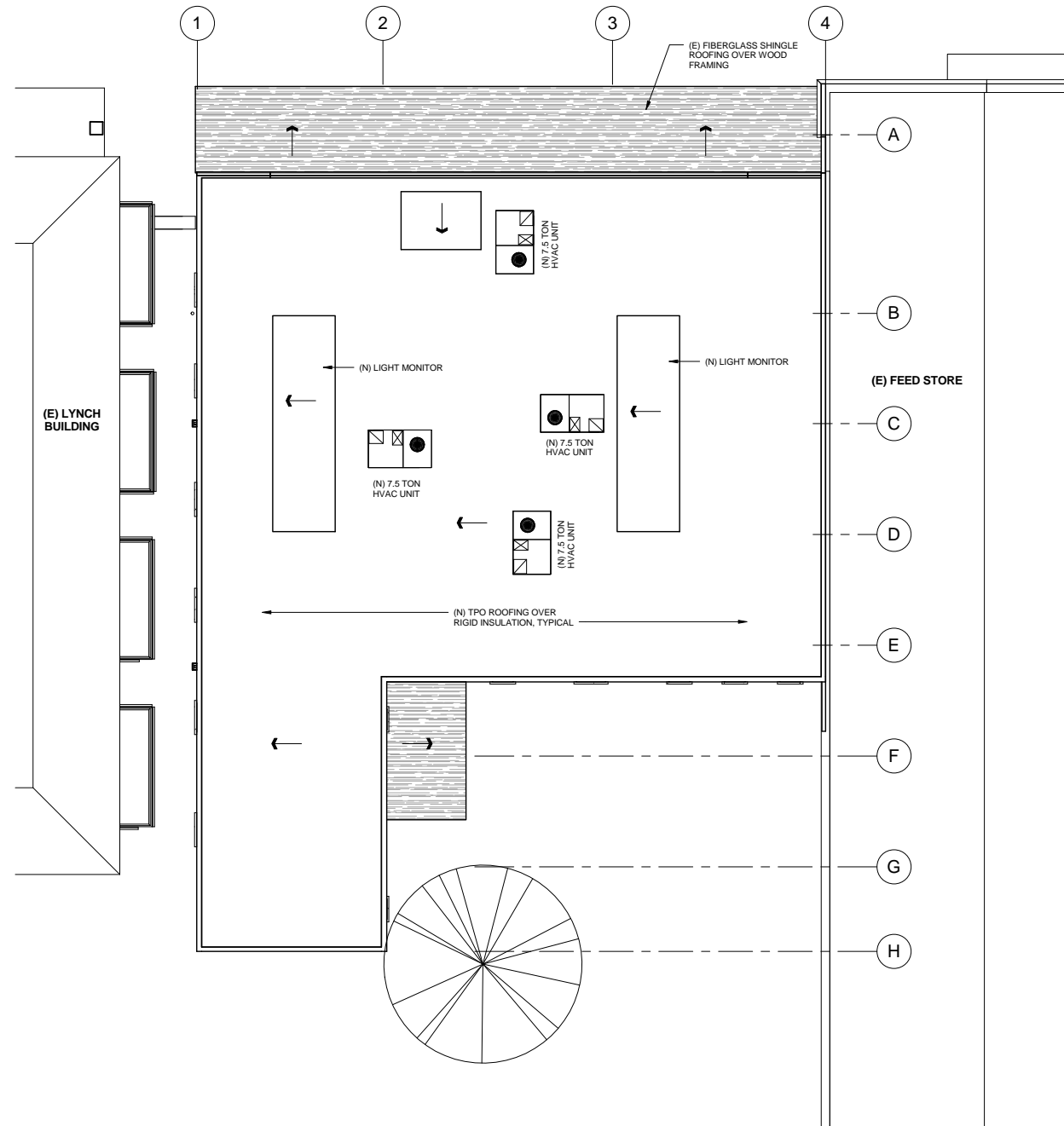


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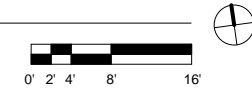


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1 ROOF PLAN
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Sonoma Index-Tribune Building 2nd Floor Expansion

117 West Napa Street
Sonoma, CA 95476

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No.	Description	Date

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Sheet Title
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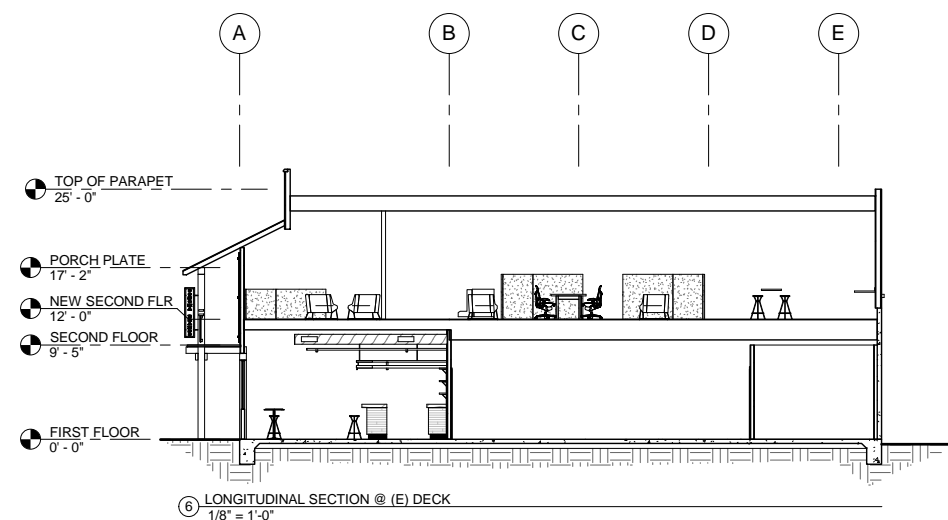
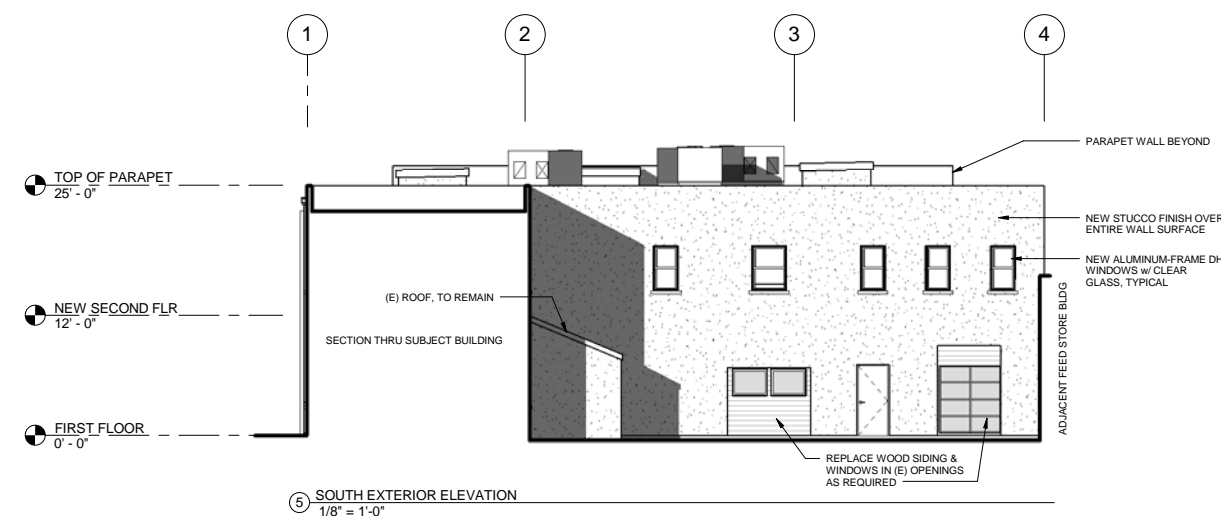
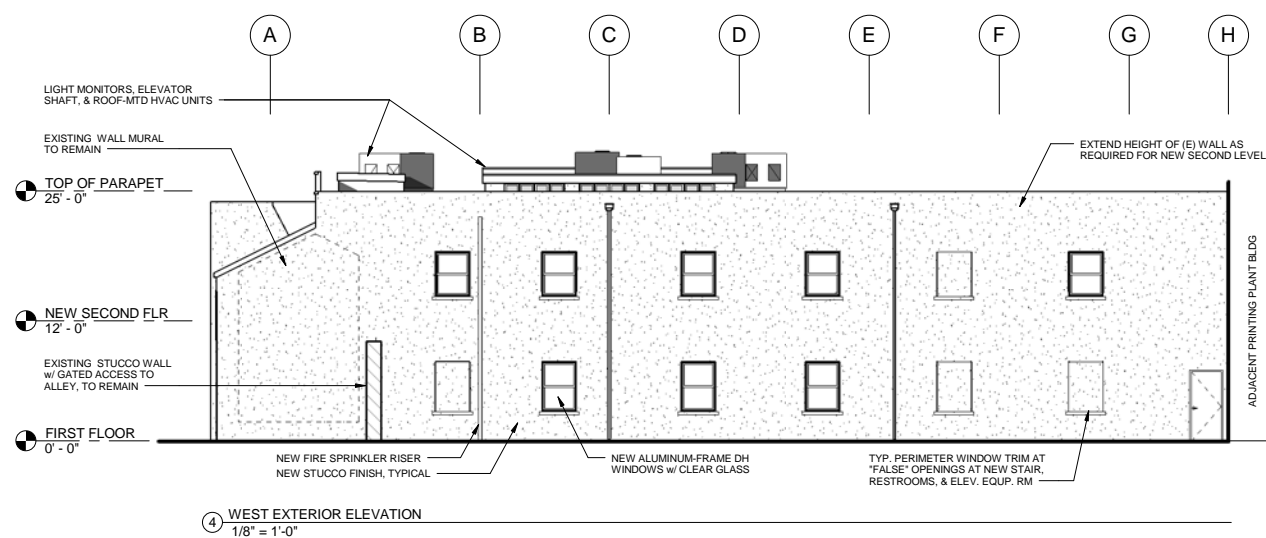
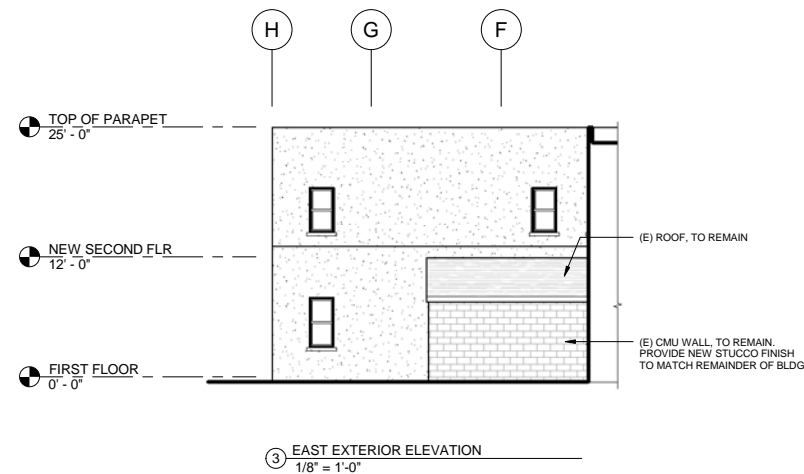
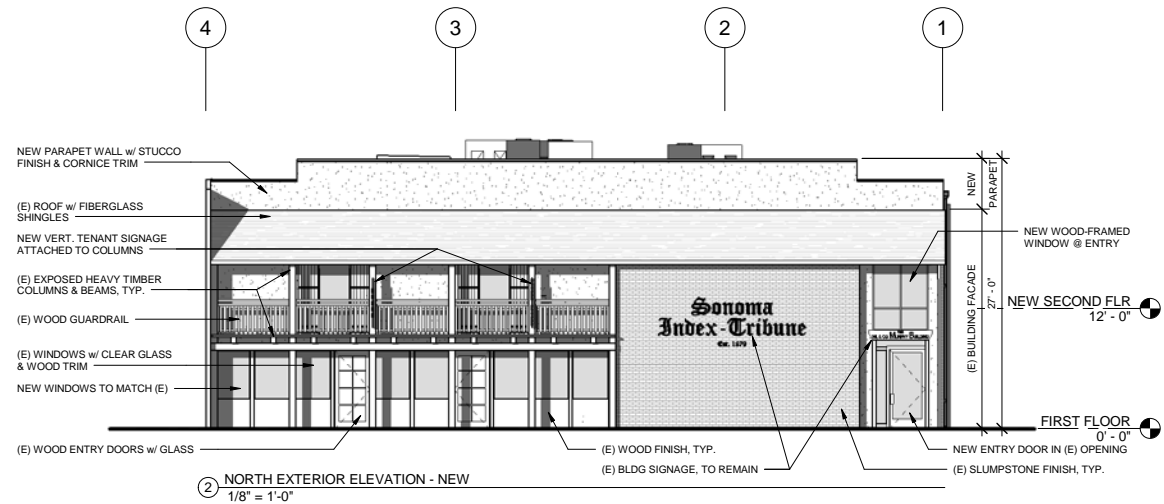
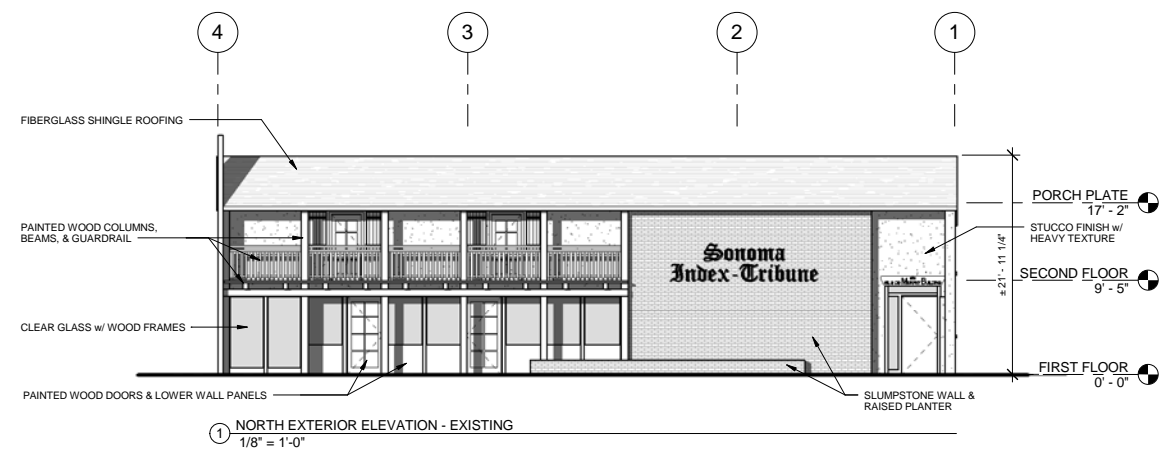
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ARCHITECTURE

Sonoma
Index-Tribune
Building 2nd Floor
Expansion

117 West Napa Street
Sonoma, CA 95476

REVISIONS		
No.	Description	Date

USE PERMIT

Sheet Title

EXTERIOR ELEVATIONS
& BUILDING CROSS
SECTION - NEW

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Scale:
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Date:
March 16, 2016

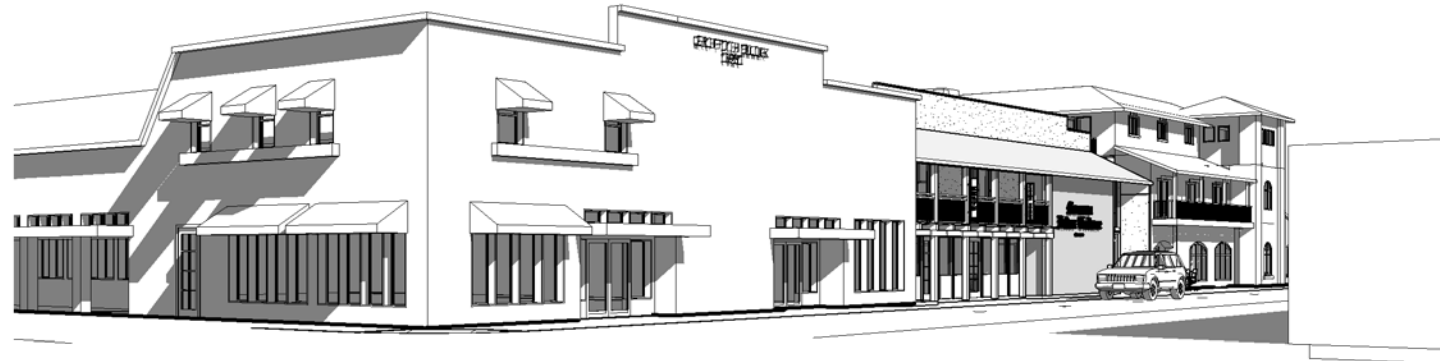
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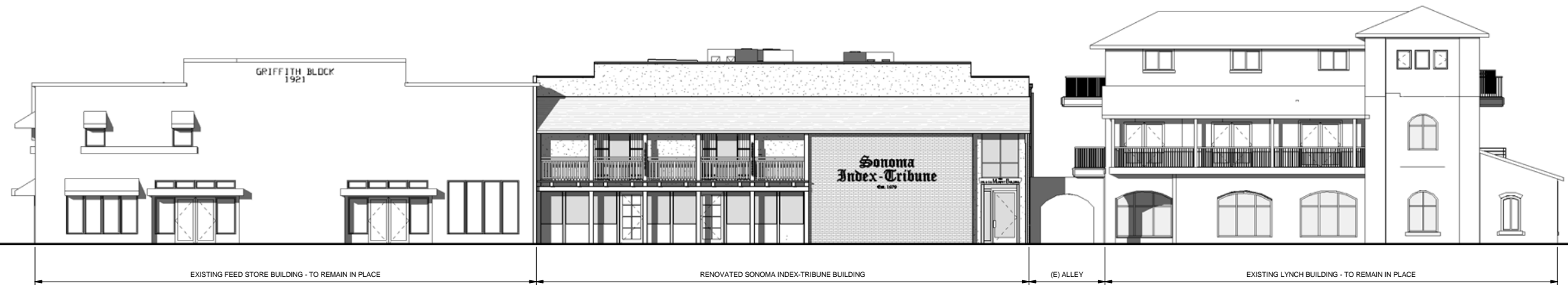
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② PERSPECTIVE VIEW FROM SW CORNER OF PLAZA



① NORTH STREET CONTEXT ELEVATION - NEW
1/8" = 1'-0"

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ARCHITECTURE

**Sonoma
Index-Tribune
Building 2nd Floor
Expansion**

117 West Napa Street
Sonoma, CA 95476

REVISIONS		
No.	Description	Date

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Sheet Title
**NORTH STREET
CONTEXT ELEVATION**

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Scale:
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Date:
March 16, 2016

Project No. 2015012

A3.01

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Properties Recognized as Historically Significant by Local Government *

RESOURCE OVERVIEW

Address: 158 Napa Street West
City: Sonoma
Zip Code: 95476
County Code:

State: CA
County: Sonoma

Historic Name: Hawker Home
APN: 018-202-010
Building Sq. Ft: 0
Year Built: 1900 Documented
District:

Common Name: 158 Napa Street West
Zoning:
Site Size (Acres): 0.000
District:
Property Status:

Resource Description:

1978: This unique hipped-roof building showing the Jacobean Revival and Colonial Revival influences, built about 1900, is one of a kind and rare in the City of Sonoma. It is on a raised foundation and features a hip roof and dormer window. It features typical classic details with front portico, recessed front door, and two classic abbreviated columns, resting on high wall, which encloses the porch. The dormer window visually breaks up the roofline. Behind the dormer is an attic space. The house is situated on the north side of W. Napa Street, a block from the Plaza. Built of stone. 1998: Built in 1900

Legal Description:

RESOURCE DETAILS

Primary Architectural Style: Craftsman Bungalow

Secondary Architectural Style:

Architect: UNK

Builder: Ralph Murphy

Contractor:

Context:

Original Owner:

Original Use: Residence

Original Location: ?????

Demolished: no

Notes:

Moved: no

Date Moved: n/a

Designation Date: n/a



P3a.Description (continued):

1978: This unique hipped-roof building showing the Jacobean Revival and Colonial Revival influences, built about 1900, is one of a kind and rare in the City of Sonoma. It is on a raised foundation and features a hip roof and dormer window. It features typical classic details with front portico, recessed front door, and two classic abbreviated columns, resting on high wall, which encloses the porch. The dormer window visually breaks up the roofline. Behind the dormer is an attic space. The house is situated on the north side of W. Napa Street, a block from the Plaza. Built of stone.
1998: Built in 1900

*Resource Name or #: 158 Napa Street West, Sonoma

*Recorded by: Sonoma League For Historic Preservation

*Date: 04/21/1998



Description:
Photo Date:



Description:
Photo Date:

*NRHP Status Code: 5

*Resource Name or #: 158 Napa Street West, Sonoma Survey Title: _____

B1. **Historic Name:** Hawker Home
 B2. **Common Name:** 158 Napa Street West
 B3. **Original Use:** Residence B4. **Present Use:** Residence
 *B5a. **Primary Architectural Style:** Craftsman Bungalow
 B5b. **Secondary Architectural Style:** _____
 *B6. **Construction History:** _____ Date Built: 1900

*B7. **Moved?:** Yes No Unknown **Date:** _____ **Original Location:** ?????

*B8. **Related Features:** _____

*B9a. **Architect:** UNK **b. Builder:** Ralph Murphy

*B10. **Significance:** _____ **Theme:** Residential **Area:** City

Period of Significance: 1900 **Property Type:** Residential

Applicable Criteria: National Register Criteria: _____ **California Register:** _____ **Local Register:** _____

Context: _____ **Other:** _____

520 1978: Ralph Murphy built this house for Mr. Hawker, who published a local newspaper, the "Sonoma Valley Expositor" here during the 1910's. It was then owned by Jim Gottenberg, a local grocer. The unaltered building is one of the few residences in Sonoma constructed with stone and is the only building of this particular style in Sonoma. Mr. Ernie Coates, local Ford Dealer, owned the house and lived here for many years until his death in the late 50's. Stanley Moore owned it after Coates. 1998: No information.

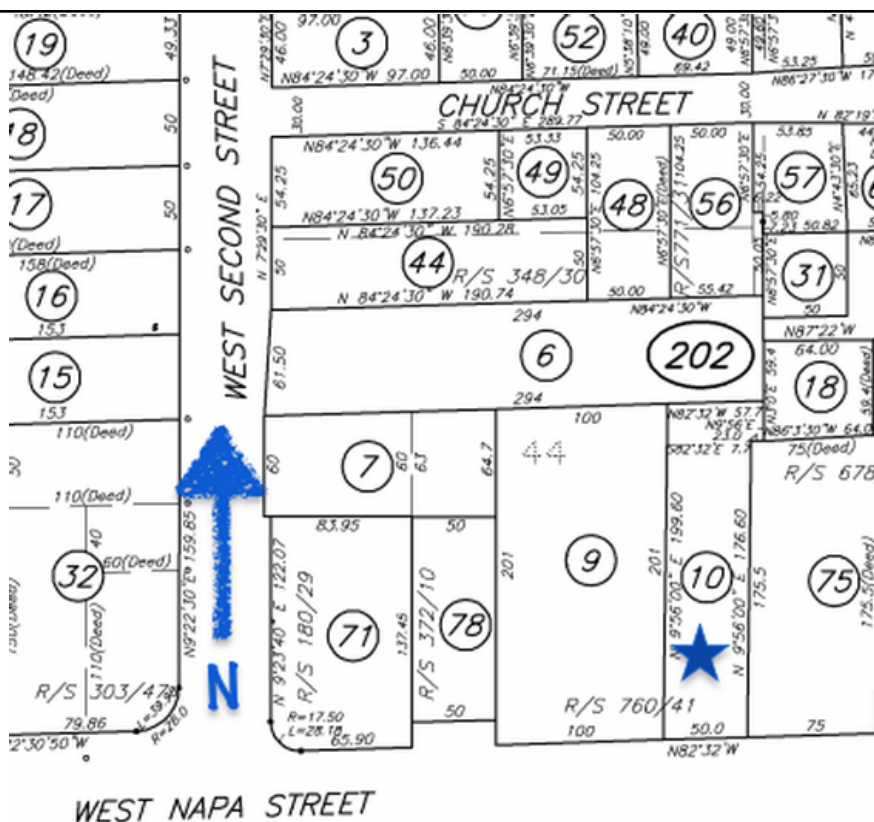
B11. **Additional Resource Attributes:** HP02, HP06

*B12. **References:** _____

B13. **Remarks:** _____

*B14. **Evaluator:** Sonoma League For Historic Preservation

Date of Evaluation: 01/01/1998



Properties Recognized as Historically Significant by Local Government *

RESOURCE OVERVIEW

Address: 101-103 Napa Street West
City: Sonoma
Zip Code: 95476
County Code:

State: CA
County: Sonoma

Historic Name: Post Office Building,
APN: 018-251-020
Building Sq. Ft: 0
Year Built: 1921 Documented
District:

Common Name: 101-103 Napa Street West
Zoning:
Site Size (Acres): 0.000
District:
Property Status:

Resource Description:

1998: 1890 cement Stucco 2016: 1921, Griffith Block, "The Feed Store"

Legal Description:

RESOURCE DETAILS

Primary Architectural Style: Commercial

Secondary Architectural Style:

Architect: UNK

Builder: UNK

Contractor:

Context:

Original Owner:

Original Use: Commercial

Original Location: ??????

Demolished: no

Notes:

Moved: no

Date Moved: n/a

Designation Date: n/a



* This is a simplified statement of the property's status. Please review the NRHP Status Code field on the search screen for official, adopted status language.

P3a.Description (continued):

1998: 1890 cement Stucco

2016: 1921, Griffith Block, "The Feed Store"

*NRHP Status Code: 5

*Resource Name or #: 101-103 Napa Street West, Sonoma Survey Title: _____

B1. **Historic Name:** Post Office Building,
 B2. **Common Name:** 101-103 Napa Street West
 B3. **Original Use:** Commercial B4. **Present Use:** Commercial
 *B5a. **Primary Architectural Style:** Commercial
 B5b. **Secondary Architectural Style:** _____
 *B6. **Construction History:** _____ Date Built: 1921

*B7. **Moved?:** Yes No Unknown Date: _____ Original Location: ?????

*B8. **Related Features:**

*B9a. **Architect:** UNK b. **Builder:** UNK

*B10. **Significance:** _____ **Theme:** Commercial Development **Area:** City

Period of Significance: 1921 **Property Type:** Commercial

Applicable Criteria: National Register Criteria: _____ **California Register:** _____ **Local Register:** _____

Context: _____ **Other:** _____

21 1998: No information

B11. **Additional Resource Attributes:** HP06

*B12. **References:**

B13. **Remarks:**

*B14. **Evaluator:** Sonoma League For Historic Preservation

Date of Evaluation: _____

