



Painter Preservation
HISTORIC PRESERVATION & URBAN DESIGN

November 28, 2018

Mr. Richard Deringer
808 Donahue
Santa Rosa, CA 99401

Re Review of changes to the DeTurk Winery Village project

Dear Rick,

Attached please find a review for compliance with the appropriate regulations governing the historic resources present on the DeTurk Winery property, which consist of the winery building itself and the US Bonded Warehouse to the south (APN 010-091-001 and 010-091-007). The property is addressed in permit records as 8 W 9th Street and 806 Donahue. The plans for this project were approved by the Santa Rosa City Council in 2016, after reviews by the Cultural Heritage Board and the Design Review Board.

The attached review addresses revisions to the project as reflected in drawings prepared by the architecture firm of O'Malley Wilson Westphal dated _____. The changes reviewed here include a revision to the west parapet on Building C, as requested by the Cultural Heritage Board; the addition of a fourth floor on Building C on the west side, which was approved for three stories; the addition of a fourth floor on Building B; and the addition of Building E, which is south of Building C adjacent to the railroad tracks.

The cumulative effect of these changes on the historic resources of the DeTurk Winery building, the US Bonded Warehouse building, and the West End Preservation District are addressed through additions to each of the ten Secretary of Interior's Standards for Rehabilitation responses that are part of an Addendum to the September 2016 Report of the DeTurk Winery, dated November 29, 2106. Current proposed changes to the DeTurk Winery project are consistent with the Standards as reviewed by Susan Clark on November 29, 2016. Cumulative changes to not rise to the level that would cause an inconsistency with these standards as previously reviewed.

Sincerely,

Diana J. Painter, PhD
Owner/Principal Architectural Historian

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**DeTurk Winery Village
Donahue Street between 8th St and 9th St
Santa Rosa, CA 95401**

BACKGROUND

Project Location and Historic Status

The DeTurk Winery Village project at 8 West 9th Street and 806 Donahue Street proposes the redevelopment of a 3.4-acre, largely developed site in west Santa Rosa, bounded by West 9th Street on the north, the SMART train (Northwestern Pacific) railroad tracks on the east (parallel to Cleveland Street), West 8th Street on the south, and Donahue Street on the west. The site is within the West End Preservation District, which is a local historic district; the Railroad Square Preservation District is two blocks to the south (note that Railroad Square is also a National Register Historic District). The property is located within the proposed North Railroad Square Preservation District, which was never adopted by the Santa Rosa City Council. The intensive-level survey that accompanied the proposed development found the complex individually eligible for listing in the National Register by survey evaluation, as well as being eligible as a contributor to a National Register district.¹ Therefore, the building complex is considered a historic resource for purposes of CEQA.²

Previous Historic Reports

A historic resource report consisting of an evaluation for CEQA compliance and a mitigation plan was prepared for the project in August 2006, based on an intensive survey of the property undertaken in March 2006, updated in May 2016.³ This survey found the DeTurk Winery and the US Bonded Warehouse eligible for listing in the California and National Registers as an individual property and as a contributor to a National Register-eligible district (APNs 010-091-001 and 010-091-007).⁴ The Clark and Scotten survey found the winery significant under California Register Criteria 1, 2 and 3, and found that it retained sufficient integrity to be a historic resource for purposes of CEQA. Clark noted that the building is a focal point of the West End Preservation District and associated with the industrial and architectural history of Santa Rosa.⁵

The Clark and Scotten report notes previous historic resource surveys that included the building. The 1977 Peterson survey found the building significant and included it in a proposed Westside District. The 1898 Bloomfield survey defined "winery complexes" as historically significant, a category within which the DeTurk Winery easily fits. Bloomfield highlighted the DeTurk Winery in her proposed North Railroad Square District. She recommended that this district be listed as a local historic district (Preservation District) with the City of Santa Rosa until it became eligible for listing in the National Register, which she noted would occur in 1997.⁶ This was never done. In 1996 the DeTurk Winery was included in the West

¹ Note that the building complex is a contributor to a local district, not a National Register district. Nonetheless, a contributor to a local district that is recognized by the State, as this one is, is considered a historic resource for purposes of CEQA.

² Susan M. Clark and Nicholas Radtkey, *DeTurk Winery Village, Donahue Street between 8th St and 9th St, Santa Rosa, CA 95401. Review of Proposed Project for Consistency with Preservation Ordinances*. Prepared for Mr. Richard Deringer, Railroad Square Village, LLC, Santa Rosa, Ca. Prepared by Susan M. Clark, Architectural Historian, and Nicholas Radtkey, Assistance Historians, Sea Ranch, CA 95497. September 2016.

³ Susan M. Clark and Heather M. Scotten, *A CEQA Evaluation and Mitigation Plan, Isaac De Turk Winery, 700, 722, 730, 816, 820 Donahue Street (Between West 8th and West 9th streets) Within the West End Preservation District, APN 010-0910001 & 010-091-007 Santa Rosa, CA 95401*. Prepared for Railroad Square Village, LLC, Tiburon, CA. Prepared by Clark Historic Resource Consultants, Inc., Santa Rosa, CA. August 2006. The Building, Structure and Object record for the buildings rated them with a State of California Status Code of "3B", which is defined as, "Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation." Note that the West End Preservation District is a local historic district.

⁴ The Status Code assigned to the property was "3B", defined as, "Appears eligible for National Register (NR) as an individual property and as a contributor to a NR district through survey evaluation."

⁵ Clark, 2006, p. 10 of 19.

⁶ Anne Bloomfield, "North Railroad District," *Cultural Heritage Survey of the City of Santa Rosa*. Santa Rosa, CA: Cultural Heritage Board, 1989, sheet 5. Note that buildings must be over 50 years of age to be listed in the National Register unless it can be determined that they meet the threshold for "exceptional significance." See Patrick W.

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End Preservation District by the Santa Rosa City Council as a contributing element.⁷ A November 2, 2016 letter from the California Office of Historic Preservation's Northwest Information Center, which was requested by the City of Santa Rosa, noted that three studies in the project area had been conducted in the past. They were: a 2006 cultural resource study by Massey; a 2006 Historic Property Survey Report by Beard; and the 2016 compliance document by Clark and Radtkey, which is the review of the proposed project for consistency with city preservation ordinances dated September 2016.⁸

Previous Compliance Statements

At the time of the September 2016 submittal, a review of the proposed project was undertaken to establish whether the project was consistent with the City's preservation ordinances. This report also included a section stating that the project as proposed was consistent with the Secretary of Interior's Standards for Rehabilitation.⁹ An addendum prepared on November 29, 2016 demonstrated compliance with the Secretary of Interior's Standards by responding to each of the ten standards in the affirmative, as well as including a response to "Questions relating to the City of Santa Rosa's Design Guidelines, Historic Properties and District, Section 4.7." The latter inclusion also discussed the fact that the complex was considered a contributor to the West End Preservation District, even though it contrasted in historic use and form with the majority of the small residences that make up the district. Finally, it included a reference to the fact that the complex would have been more consistent with the proposed North Railroad Square Historic District, of which it is a part, but that that district was never adopted. The author also notes that the properties within this proposed district are nonetheless protected historic resources by virtue of the fact that they are included in the State's inventory of historic properties.¹⁰

The project that was reviewed in 2016 was three and four stories in height and contained 185 residential units, in addition to commercial space.¹¹ This project was reviewed by the Cultural Heritage Board and Design Review Board and approved by the Santa Rosa City Council. It followed on a proposal that received preliminary review at a joint meeting of the Cultural Heritage Board and Design Review Board on March 1, 2006 and for which a Proposed Mitigated Negative Declaration was issued in 2007. Since the time of the 2016 hearings, density bonuses and other provisions have been put in place to encourage the development of housing, especially affordable housing, in Santa Rosa. At the same time, the SMART train has begun service on the former Northwestern Pacific tracks, making the development of a transit-oriented village a reality.

CURRENT REVIEW

Current Compliance Statement

The changes reviewed here include a revision to the west parapet on Building C, as requested by the Cultural Heritage Board;¹² the addition of a complete fourth floor on Building C, which was approved for three stories on the west side; the addition of a fourth floor on Building B,; and the addition of Building E, which is south of Building C adjacent to the railroad tracks. Generally, a project in which the treatment of a historic resource(s) is consistent with the Secretary of the Interior's Standards for Rehabilitation and local historic preservation regulations will not adversely affect historic resource(s) and by extension, will

Andrus, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1995, p. 41 for more information.

⁷ Clark, 2006, 8 of 19.

⁸ Jillian Guldenbrein, researcher, California Historical Resources Information System, letter to Susie Murray, City Planner, City of Santa Rosa, "PR/16-012/806 Donahue & 8 W. 9th Street / DeTurk Winery Village." November 2, 2016, 1.

⁹ Clark, September 2016, 11.

¹⁰ Clark, November 2016, 5 of 6.

¹¹ The review was based on plans dated May 19, 2016 by Kevin O'Malley of O'Malley, Wilson and Westphal.

¹² This was previously reviewed in a concept review and recommended by the DRB/CHB.

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not have a significance adverse effect on the environment.¹³ Substantial adverse changes include changes such that the qualities that make the resource significant are impaired or lost.¹⁴ The September 2016 report by Clark and Radtkey note the character-defining elements of the historic resources at the DeTurk Winery site. The follow-up Addendum to the September 2016 Report of the DeTurk Winery, issued November 29, 2016, demonstrates concurrence with the Secretary of Interior's Standards for Rehabilitation. The following statements are intended to demonstrate that the current proposed changes also meet the Standards.

In addition to ensuring that the above changes meet the Standards, the City of Santa Rosa has requested that the cumulative effect of the project changes be reviewed to ensure that it does not have an adverse effect on historic resources. Historic resources here refer to the Winery building, the US Bonded Warehouse building, and the West End neighborhood itself, which is a Preservation District.¹⁵

Change #1: Replacement of Stepped Parapet

The Cultural Heritage Board has recommended that the replacement of the stepped parapet on the west face of the southerly winery building (806 Donahue Street) be replaced with a straight parapet. Historic photos reveal that the building originally had a straight parapet in this location. While the project is under no obligation to replace the stepped parapet with a straight parapet, as the former has become historic in itself, the original straight parapet also falls within the Period of Significance for the building. Its replacement does not constitute an adverse effect to the building.

Change #2: The Addition of a Fourth Story on Building C

The west side of Building C was approved for a three-story high insert into the historic building. The east side of the building, parallel to the railroad tracks, was approved for four stories. The current proposal is to add a fourth story on the west side of the building as well. This portion essentially faces onto Donahue Street and the end of Boyce Street. It is set back from the parapet of the historic building and is not as highly visible as building elevations would suggest because it would be viewed from the ground. This change makes the height of the new portions of the historic buildings consistent throughout the project. It does not constitute an adverse effect to the historic resource, as it is not substantially different than what has been proposed and was approved in 2016.

Change #3: The Addition of a Fourth Story on Building B

The west side of Building B was previously approved for a three-story high insert into the historic building. The surrounding buildings, Buildings A, C and D were all previously approved at four stories. The current proposal is to also add a fourth story to Building B (the US Bonded Warehouse). This will make this building consistent with the proposed surrounding buildings on the site. As viewed from Donahue Street, Building B will be blocked visually by Building A. The building faces industrial buildings across West 8th Street and the railroad tracks on the east side. This change does not constitute an adverse effect to the historic resource, as it is not substantially different than what has been proposed and was approved in 2016.

Change #4: The Addition of Building E

A new building is proposed for the project that is a party wall structure with Building C, on the south end of Building C on the east side of the site, adjacent to the railroad tracks. This building has a square footprint, approximately 13,700 square feet in size. It is east of Building A, which is at the corner of

¹³ State of California Governor's Office of Planning and Research, "CEQA Provisions," *CEQA & Historical Resources, CQA Technical Advice Series*. Sacramento, CA: State of California Governor's Office of Planning and Research, n.d., 1.

¹⁴ State of California Governor's Office, n.d., 2.

¹⁵ Note that previous changes to the US Bonded Warehouse building that were approved by the DRB and CHB include the addition of new windows and doors to the building.

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Donahue and West 8th Street and north of Building B, which is at the corner of West 8th Street and the railroad tracks. The building will extend from five bays on this side of the building, which have been altered in the past with four roll-up garage doors, three of which are served by a ramp that was constructed partially below grade to access a new loading dock. The new addition will not impact the existing character-defining features of Building C on this façade, which include the round porthole windows on the west side of the south façade. While the new building changes the nature of the existing open space in this location, this is not a character-defining feature of the historic site. The new building is also set back from Donahue Street by 100 feet and will not be highly visible from the West End Preservation District. It will be viewed primarily via an approximately 22-foot opening -that extends from Donahue to the interior of the lot in this location. It will not adversely impact the existing historic structures nor the historic district to the west.

References

Andrus, Patrick W., *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1995.

Bloomfield, Anne, "North Railroad District," *Cultural Heritage Survey of the City of Santa Rosa*. Santa Rosa, CA: Cultural Heritage Board, 1989.

Clark, Susan M. and Heather M. Scotten, *A CEQA Evaluation and Mitigation Plan, Isaac De Turk Winery, 700, 722, 730, 816, 820 Donahue Street (Between West 8th and West 9th streets) Within the West End Preservation District, APN 010-0910001 & 010-091-007 Santa Rosa, CA 95401*. Prepared for Railroad Square Village, LLC, Tiburon, CA. Prepared by Clark Historic Resource Consultants, Inc., Santa Rosa, CA. August 2006.

Clark, Susan M. and Nicholas Radtkey, *DeTurk Winery Village, Donahue Street between 8th St and 9th St, Santa Rosa, CA 95401. Review of Proposed Project for Consistency with Preservation Ordinances*. Prepared for Mr. Richard Deringer, Railroad Square Village, LLC, Santa Rosa, Ca. Prepared by Susan M. Clark, Architectural Historian, and Nicholas Radtkey, Assistance Historians, Sea Ranch, CA 95497. September 2016.

Guldenbrein, Jillian, researcher, California Historical Resources Information System, letter to Susie Murray, City Planner, City of Santa Rosa, "PR/16-012/806 Donahue & 8 W. 9th Street / DeTurk Winery Village." November 2, 2016.

Hartman, Clare, City Planner, "DeTurk Winery Village, 8 West Ninth Street, 700 to 820 Donahue Street, Santa Rosa, CA (Sonoma County), Draft Initial Study/Proposed Mitigated Negative Declaration" (memo). Santa Rosa, CA: City of Santa Rosa, community Development Department, January 19, 2007.

State of California Governor's Office of Planning and Research, "CEQA Provisions," *CEQA & Historical Resources, CQA Technical Advice Series*. Sacramento, CA: State of California Governor's Office of Planning and Research, n.d.

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(HISTORIC Resource CONSULTANT)

P.O. Box 198, Sea Ranch, CA 95497, Ph (707) 785-2725

CITY OF SANTA ROSA
DEPT OF COMMUNITY DEVELOPMENT

NOV 29 2016

November 29, 2016

AN ADDENDUM TO THE SEPTEMBER 2016 REPORT OF THE DETURK WINERY

There were questions regarding the September 2016 report on the DeTurk Winery report. They fell into two categories: those concerning the application of the Secretary of the Interior's Standards for Rehabilitation and those concerning the City of Santa Rosa Design Guidelines, Section 4.7 Historic Properties and Districts, I Goals and III Design Guidelines or Historic Properties and Districts, G. New Construction. This addendum is intended to address those questions.

An Analysis of the proposed DeTurk Winery Village project and The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The DeTurk Winery was constructed in the late 19th century as a facility to produce and ship wine. Isaac DeTurk, who had the Winery, constructed was a prominent local businessman and winemaker. He was also responsible for the construction of the round barn directly across Donahue Street from the Winery building. The Winery has not functioned in a wine production and shipping business for almost a century. In recent decades the building was used to store stage props and costumes for a local theater group, gym, and moving van business. No project other than the currently proposed project has ever been proposed for the property which would insure its overall continued use maintenance. It is common knowledge that an unused building does not receive the necessary maintenance and attention as does a building in everyday use. Mr. Richard Deringer, its current owner, has an office in the building as he has awaited building permits to allow the rehabilitation of the Winery into a multi-residential project which will include some affordable housing units. Facilitating the construction of affordable housing units has been an ongoing stated goal of recent Santa Rosa City Councils.

The Santa Rosa General Plan would not permit the property to be used for winery production or storage. The currently permitted land use includes attached housing with no less than 75 units on the 3 1/2 acre parcel. The proposed project calls for 185 dwelling units, including 15 affordable units.

If preservation of historically significant buildings is important to the City of Santa Rosa and if the construction of affordable housing is also important, this proposed rehabilitation of the DeTurk Winery and Bonded Warehouse is a project that furthers both of those objectives.

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2018 Response

The present project proposal adds additional housing units and affordable housing units to the project. There are no other changes that pertain to this standard.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of a building is embodied in its shape, its materials, its features, its setting and its interiors. The character-defining elements of the DeTurk Winery were identified in *DeTurk Winery Village, Review for Proposed Project for Consistency with Preservation Ordinances*, Susan Clark, September 2016, pages 3 and 4.

The current proposed project preserves the primary facade of the DeTurk Winery on Donahue Street. The alterations are minimal with several of the openings which have been closed off or altered being restored to their original appearance. The south elevation of the winery has had several alterations over the years, including installation of large roll up doors and closing off original windows. The proposed alterations on the south elevation call for removing some of the roll up doors and slightly raising a band of circular windows to provide light for the proposed apartments. The raising of the band of circular windows is necessary for the functioning of the new use. Left in their current location the round windows will only provide light into the apartments at floor level. The blue stucco which has been applied to the south elevation and obscures the original brick wall will also be removed.

The red brick exterior, series of three horizontal box-like structures, arched doorways, arched windows all make up the visual characteristics of the DeTurk Winery. These are to be retained and, in some cases, restored. Although there has been a loss of some of the interior walls, the project does not call for removal of any existing interior walls.

In the case of the DeTurk Winery, the most significant elevations are located on the west (front) and south of the building. The segmental arched windows along the west elevation and the common English bond pattern of exterior red bricks are important character-defining features that will be retained and should remain visible from the street.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995) provide for flexibility when interior and exterior alterations are necessary to assure continued use of a historic building. The following is found on page 65:

"Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include...cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character" (emphasis mine)

The acceptability of raising the string of round windows on a secondary elevation is permitted in the section quoted above. This proposed alteration is justified in terms of its functionality for the proposed

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residential space. It is absolutely essential to provide daylight for the future occupants of the proposed new apartments.

2018 Response

There is one change to this response to Standard #2. The interior floors and walls of the DeTurk Winery will be removed as part of this project. While the National Register of Historic Places considers interiors when evaluating compliance with the Secretary of Interior's Standards, compliance for purposes of CEQA does not.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural feature or architectural elements from other buildings, shall not be undertaken.

The proposed design for the rehabilitation of the DeTurk Winery includes NO conjectural features, architectural elements from other buildings or any false sense of historic development.

2018 Response

There is no change to the response to this Standard.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Over the historic period the Winery served two purposes: wine production and storage, storage of both alcoholic beverages and other types of storage. The only significant changes to the building were the addition of the Large roll up doors on the south elevation and the replacement of some of the round windows with squared windows on the west elevation of the winery. The roll up doors speak more to the intensity of transporting product rather than change in property use. The replacing some of the round windows with squared ones possibly took place as early as 1906. The squared windows which face Donahue Street have been part of the visual character of the winery for over 100 years are to be retained.

2018 Response

There is no change to the response to this Standard.

5. Distinctive features, finishes and construction techniques or example of craftsmanship that characterizes a historic property shall be preserved.

The Character-defining Elements tables for the Winery and Bonded Warehouse were created so the distinctive features, finishes, and construction techniques could be identified up-front and protected in the rehabilitation design. Several of the elements that characterize the buildings have already been compromised. To the greatest extent possible, the original features will be restored.

The red brick exterior, massing and arched openings are perhaps the most distinctive of the building's finishes and construction techniques. The bricks are set in common English bond with one header row to five stretcher rows. The brickwork at the lower level of the south elevation has been covered by a layer of blue stucco. In order to restore the original south elevation appearance, the blue stucco is to be removed to reveal the original brickwork or replace it with same.

The winery had a 45' parapet when it was originally constructed. The parapet fell during the 1906 earthquake. It is the intent of the project to restore this element to the building.

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2018 Response

There is no change to the response to this Standard. Note that removal of the stucco should be done in compliance with Standard #7. Preservation Briefs with guidance as to how to do this sensitively is attached to this document.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

There is ample documentary and pictorial evidence of the historic appearance, building materials and building techniques. Additionally, Sanborn Fire insurance maps show original roof line, locations of doors (now closed in), dimensions of structures on the property, building material and what activities took place in what areas of the buildings.

The brick exterior will require the majority of the repair and replace work. To the extent possible, bricks will be repaired. If some bricks are too damaged to repair, they will be replaced by identical bricks. The common English bond pattern will be preserved. Other exterior features, such as windows and doors, will be repaired using materials already in place or replaced with like materials.

2018 Response

There is no change to the response to this Standard

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The owner is aware of the fragility of the bricks and other original building materials. He has already begun research into discovering which methods of cleaning to preserve are suitable for his buildings. There will be no sandblasting or use of caustic or corrosive cleaning agents.

2018 Response

There is no change to the response to this Standard. Preservation Briefs with guidance as to how to clean the bricks sensitively is attached to this document.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

If any archaeological resources are found, work will stop until a professional archaeologist is consulted. In her Historic Property Survey Report for the City of Santa Rosa bike/pedestrian path along the Northwestern Pacific Railroad, Vicky Beard stated that the Winery did not meet Criterion D dealing with archaeological resources that could yield important analytical data relating to prehistory or history.

2018 Response

There is no change to the response to this Standard

9. New Additions, exterior alterations, or related new construction shall not destroy historic materials

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that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, and scale and architectural features to protect the historic integrity of the property and its environment.

The Secretary of the Interior's Guidelines pertaining to new additions to historic buildings which have been incorporated into this project include:

Constructing a new addition so that there is the least possible loss of historic materials and so that the Character-defining features are not obscured, damaged, or destroyed.

Designing a new addition in a manner that makes clear what is historic and what is new.

Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street.

All new construction adjacent to the subject historic property has been designed to recognize and conform to size, bulk and massing and is not mimicking the historic character of the original building. The new construction is both compatible with and consistent as to design elements so to meet this provision.

2018 Response

There is no change to the response to this Standard.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new addition was designed with the condition that if the improvements were removed in the future these improvements will not impact the status of the existing building. If Building D (apartments), upper stories of the Winery, and Building A were removed, the property would look pretty much what it looks like today.

Actually, if the new additions were removed in the future, the Winery would be closer to its original appearance than it is today. Some of the original windows will have been restored, two big roll-up doors will have been removed and the blue stucco lower level of the south elevation will have been removed.

The project as proposed is consistent with the Secretary of the Interior's Standards and will not adversely affect or decrease the significance of the historic DeTurk Winery.

2018 Response

There is no change to the response to this Standard.

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Questions relating to the City of Santa Rosa's Design Guidelines, Historic Properties and Districts, section 4.7

I. Goals

- A. To preserve Santa Rosa's historic heritage.
- B. To encourage maintenance and retention of historic structures and districts.
- C. To ensure that alterations to historic buildings are compatible with the character of the structure and the neighborhood.
- D. To discourage the demolition of significant historic structures.
- E. To assist property owners and designers in developing plans for historic properties and to encourage the compatibility of new structures in historic districts, and having those plans approved by the City.

The proposed project will rehabilitate the historic DeTurk Winery for a new purpose which addresses one of the goals of City Counsel which is not addressed here—to increase the housing stock in Santa Rosa, especially affordable housing. By rehabilitation the historic building will be preserved and will be maintained for the residents occupying the new units.

The West End Preservation District is comprised of small residential buildings, very unlike the more industrial appearing Winery. Yet when the district was formed in the 1990s in order to offer some protection to the Winery from demolition or inappropriate alterations, the building was included in the West End Preservation District. The Winery has never reflected the character of the neighborhood of small, wood-frame houses. The building was constructed as an industrial building to house the production and storage of wine.

The historic resource survey conducted by Anne Bloomfield in 1989 identified the Winery as a contributor to a proposed North Railroad Square Preservation District. The proposed preservation district was to be made up of commercial and industrial buildings. Bloomfield identified the buildings at 415 Davis, 410,422, 504,510,512,514,600,610,618,620,625,700,701, 708,716,717,726 and 732 Wilson as potential contributors to the North Railroad Square Preservation District. The City of Santa Rosa has never pursued formation of the North Railroad Square Preservation District. The district is not listed among the preservation districts listed in II HISTORIC LANDMARKS AND PRESERVATION DISTRICTS.

Anne Bloomfield's survey was included in the Santa Rosa Cultural Heritage Survey which was submitted in 1990 to the California Office of Historic Preservation. The properties listed on the survey enjoy protections from demolition and inappropriate alterations as do those in preservation districts which were formally established by local jurisdictions. Contrary to the report dated September 2016, they are Listed on the California Register of Historic Resources. Proposed alteration and rehabilitation plans are reviewed by the local jurisdiction for consistency with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Santa Rosa's Design Guidelines addresses new construction in Historic Districts in Section III, G. New Construction. There are three points in this section.

1. Design new construction so that the architectural character of the neighborhood is maintained.

The architectural of the district does not apply to Donahue Street. The street scape was never one of small wood-frame residences as is the rest of the preservation district.

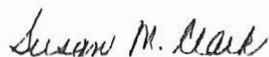
2. Design new construction to be compatible in height and proportion with adjacent structures

The proposed alteration to the Winery is compatible in height with the historic Winery and the nearby Bonded Warehouse. As mentioned above, the Winery's inclusion in the West End Preservation District composed of small residences rather than the proposed North Railroad Square District made up of larger commercial and industrial buildings is awkward. The proportion and height are compatible with the DeTurk Round Barn across Donahue Street from the Winery. The height of the original building is 34-35 feet; the height of the proposed new construction is 34 feet plus the fourth story roof garden and apartments. The proposed fourth story raises the overall height to 40 feet, which is still 2-3 feet lower than a tentative map for this project which was approved in 2007. Additionally, the fourth floor is less visible from the street since it is set back 12-15 feet from the front wall of the rest of the building. The Winery has always been of greater height and proportion than the small residences that make up the West End Preservation District. The addition of a fourth story will not appreciably change the streetscapes in the area.

This project addresses the City goal of providing affordable dwelling units. The proportion and height as proposed are necessary to provide housing for low- and moderate-income households. To reduce height and proportion to that of nearby structures would result in fewer apartment units. The costs per unit to be greater and, therefore, the rent would not be affordable to low- and moderate-income families.

3. Use materials and designs similar to that found throughout the neighborhood.

This guideline brings us back to the problem of having the Winery located in the West End Preservation District rather than the proposed North Railroad Square Preservation District. There simply are no other large, industrial red brick buildings in the surrounding neighborhood. The nearby buildings are wood-frame and wood exterior and residential design. The Winery is simply of another design and built from materials not found nearby.



Susan M. Clark, MA
Architectural historian