

HISTORIC RESOURCE EVALUATION + CONSISTENCY ANALYSIS

City of Santa Rosa

MAY 07 2019

Planning & Economic
Development Department



403 BROWN STREET, SANTA ROSA, CA

May 6, 2019

PREPARED FOR:

Lisa Kranz & Brian Meuser
403 Brown Street
Santa Rosa, CA 95404

PREPARED BY:

LILLY BIANCO

DEVELOPMENT & PLANNING

PURPOSE

This Historic Resource Evaluation (HRE) and Consistency Analysis has been prepared for the "Kranz & Meuser Residence Rehabilitation" located at 403 Brown Street (APN.009-262-001) in Santa Rosa, California. The subject residence is a California Bungalow built between 1924 and 1928. The property is located within the boundaries of the Burbank Gardens Historic District and the H-Combining District Overlay. Per City of Santa Rosa Resolution No.25606, Exhibit A, and as confirmed by the City Planning Department, 403 Brown Street is identified as a contributor to the District. As a contributor to a designated historic district, any modifications proposed for the resource are subject to the standards outlined in Santa Rosa Code Section 20-28.040 "Historic (-H) combining district" and Code Section 20-58.060 "Landmark Alteration Permits," as well as, The Secretary of the Interior's Standards for Rehabilitation.

The evaluation includes a review of the historic significance of the residence, as well as, an analysis of the proposed changes to the property and potential impacts to the integrity as proposed under the "403 Brown Street Rehabilitation" project. Under this application, the property owners have proposed to remove the second story addition on the residence (non-contributing), restore the California Bungalow to its original state, demolish two accessory structures on the property, and construct a new garage and Accessory Dwelling Unit (ADU) at property rear. Specifically, the proposed scope of work with potential to impact the integrity of the resource includes the following activities:

1. Removal of non-original 1940's second-story addition and installation of new composition shingle roof.
2. Demolition of existing accessory structure (2) storage house and (3) existing garage; replace with new garage and accessory dwelling unit (ADU). Materials and architectural detail to be consistent with existing residence.
3. Introduce small addition at rear southwest corner of house with materials and details consistent with existing residence (not readily visible from public way).
4. In-kind replacement of staggered painted wood shingles that features the same pattern, but a shorter reveal. The replacement shingles will feature a staggered pattern using 6-inch-wide shingles as was used originally, but the existing shingles are 36 inches long and the property owners have been unable

to find shingles that exactly match the original. As such, the reveal will be a maximum of 9 inches as opposed to the original 18 inches.

5. Partial replacement of non-original fencing.
6. Repair of existing wood windows. Alterations at rear of house to re-use wood windows salvaged from demolished walls at property rear.
7. Replace missing street tree(s) with new crepe myrtle(s)

METHODOLOGY

To inform the evaluation, the author conducted review of archival information and records available at the Sonoma County Library History and Genealogy annex, Sonoma County Assessor's Office, online through the Sonoma County Historical Society Archives and also consulted the California Digital Newspaper Collection and Newspapers.com archives. A field survey was undertaken on March 28, 2019 to evaluate the level of integrity that remains and obtain a clearer understanding of proposed modifications. Review of project plans prepared for the "403 Brown Street Rehabilitation" project and provided May 2, 2019 via email, as well as, discussion with the client, informed the understanding of the proposed modifications.

The evaluation focuses on the identification of essential character defining features important for conveying the property's significance, the role the property played in the larger historic context, and an assessment of the extent to which the essential features have or have not been retained. In addition, this evaluation includes consideration of how the proposed site modifications may impact the historic integrity and the extent to which they are consistent with the Secretary of the Interior's Standards for Rehabilitation, the Design Guidelines included as Section 2 of "Processing Review Procedures for Owners of Historic Properties," and standards outlined in Code Section 20-58.060 "Landmark Alteration Permits."

HISTORIC CONTEXT

City of Santa Rosa

The valley surrounding Santa Rosa Creek originally served as the home of the southern people of the Pomo Tribe. This changed with Euro-American settlement and the introduction of smallpox in the 1830s, as well as, the forced removal of what

remained of the Pomo Indian population to reservations in the 1850s. The first permanent and non-native settlers consisted of the family of Dona Maria Carillo — the mother in law of General Vallejo and Aunt of Mexican Governor, Pio Pico. In 1841 8,800 acres of land were formally granted to Dona Maria, where she built an Adobe east of what is today Downtown Santa Rosa. In 1845, William Bell Elliot arrived and became the first American Settler. Shortly after his arrival he established a homestead and Gristmill at the confluence of Mark West and Porter Creeks.¹ Following his lead, other families arrived and established small homesteads, as well. In 1854 the Town of Santa Rosa was platted and became the Sonoma County Seat and in 1859 the first Public School was established, and a courthouse opened. In 1864 Santa Rosa became the third incorporated City in Sonoma County.

Burbank Gardens Neighborhood

The Burbank Gardens neighborhood, within which the subject property is located, is significant in the context of the residential development of Santa Rosa for the years 1875 to the 1940s. The district includes the small Riverside (1904), Freeman (1875), and Tupper (1873) additions and the larger Wheeler (1875) addition south of Charles Street. According to the District's context statement, the 1896 City Directory listed 11 residences, including that of Luther Burbank. By 1903, 15 residences were listed and within six years the total had doubled to 30. Many of the early houses are found in the area of Burbank's home and gardens. Early residents included a nurseryman, railroad men, carpenters, and a paper hanger. Houses built in the northern section include examples of single-story with raised basements whereas those in the southern portions of the neighborhood/district include many modest cottages and bungalows. According to the District nomination (CC Resolution 25606), the Burbank Gardens Preservation District is a fairly homogenous district of small single-family homes, predominately Bungalows representing the bulk of development that occurred in the 1920s and 1930s, with some examples of Italianate, Queen Anne, Colonial, Period Revival, and some post war styles.

Typical lots are narrow, generally measuring 40 to 50 feet. Houses generally follow a similar front setback on any given block face and front stoops, or small porches create clearly defined entries with orientation to the street. Front yard fencing is generally three-foot tall picket fencing if any at all. Small front yards include informal

¹ Anne Bloomfield, Cultural Heritage Survey of the City of Santa Rosa, California, * Manuscript on file at the Northwest Information Center (Sonoma State University, 1989), 2.

landscaping. Single car garages are located at the rear of property, often on a side property line with narrow driveway access. Houses are single story with some exceptions found in the northern portion of the district, closer to Santa Rosa Creek. The predominant exterior materials are wood (shingle, shiplap, and clapboard) and stucco. Architectural detailing is minimal and simple and double-hung wood windows are common.

403 Brown Street

Consistent with the surrounding Burbank Gardens Neighborhood, 403 Brown Street was constructed as a modest bungalow serving middle class residents. The construction of the subject residence was completed in 1928² on Lot 79 and 80 of Wheeler's Addition (1875). The house was commissioned by Harry B Fetch, Assistant Cashier to the American Trust Company, as well as notable Santa Rosa Realtor, and his wife Minnie B. Fetch. According to a Dec 8, 1928 Press Democrat article, 403 Brown Street was H.B Fetch's 28th bungalow that he had constructed in the neighborhood in the preceding ten years. The article noted that the 403 Brown Street residence was due to be completed that year. Review of available City Directories indicates that Harry and Minnie Fetch continued to reside at 403 Brown at least until the early 1990s (Harry passed away in the latter part of the 1960s, but Minnie continued to live at 403 Brown Street). Review of newspaper archives and items on file at the Sonoma County Library History Annex did not provide a lot of information about either of the owners. It was clear that they were; however, heavily involved in the community, entertained regularly, and were involved in property development within the City and developed the Dennis Subdivision (1951).

ARCHITECTURAL DESCRIPTION

The residence at 403 Brown Street is located on a rectangular lot of 0.20 acres at the corner of Brown and Wheeler Streets. Constructed between 1924 and 1928, 403 Brown Street is designed as a California Bungalow (also known as a vernacular Craftsman). The residence is rectangular in plan, two stories (originally one) and supported by concrete stem wall foundation with girder beams. It is clad in staggered wood shingle siding and is capped with a low-pitched hipped roof. The façade (facing Brown Street) features a partial front porch with a side gabled roof supported by battered piers set atop massive river rock pedestals. Walls are punctuated with cottage windows

² Press Democrat, " Harry Fetch Builds His 28th Bungalow," Dec, 8, 1928.

featuring patterned top lights and unadorned lower lights. A two-thirds second-story addition (252 sf) estimated to have been constructed at some point in the 1940s, sits above the southern-most portions of the residence and features a hipped roof, clapboard siding, and simple double hung windows.

Primary Façade (East Elevation)

The Brown Street façade features a partial width porch that projects slightly outward to the north. The gabled porch roof is supported by battered piers set atop massive river rock piers; piers are connected via an open wood railing. The porch features a beadboard ceiling. The front door is a glazed door and is flanked on either side by cottage picture windows featuring a plain lower pane with patterned pain above (a typical design element of this style). The porch is accessed via a series of three concrete stairs. As mentioned above, there is a two-thirds second-story addition above the southern-most portions of the residence, it does not match the original residence in detailing and features a hipped roof, clapboard siding, and simple double hung windows.

Secondary Façade (North Elevation)

The Wheeler Street elevation features a similar level of detail and articulation as the primary façade but is somewhat subordinate to that of Brown Street. This elevation features a dominant wall plane that extends to the hipped roof main mass of the house, the wall plan is broken up with the presence of the porch projection at the eastern end and a small gabled projection at the western end. The elevation is punctuated with a series of fixed cottage windows and paired, double hung cottage windows, all featuring the same patterned detailing in the top light. The main focal point of this elevation is a large river rock chimney. At the center of this elevation is a nine-lite prairie style door flanked by two sidelights and accessed by a series of steps leading to a small concrete porch.

South Elevation

The south elevation faces the interior setback; this elevation features a varied wall plane, sided in staggered wood shingle siding and punctuated with a series of single, paired, and ribbon cottage windows that carry through the same detailing seen on other windows. The main projecting wall plane is capped with a gabled roof featuring exposed rafter tails.

West Elevation (Rear)

The rear elevation features varied wall planes clad in staggered shingle siding and which is punctuated by cottage windows. The rear features a partially glazed door accessed by a small integrated wooden porch with simple wooden balustrade. Per the Assessor's building records, it appears that a small rear addition was constructed in 1970 at the southwest corner.

Accessory Structure (1) - Pumphouse

A small pumphouse is located along the southern property line and serves a small well. The structure features a shed roof structure clad in clapboard siding, accessed via a centered wood panel door. The shed roof features a wide unenclosed overhang at front with exposed rafters. The structure is partially integrated with the fence, which was likely added at a later date.

Accessory Structure (2) – Storage House

This accessory structure is 192 sf and is situated in the western extents of the property. It exhibits a rectangular footprint and is clad in the same staggered shingle siding as the primary residence. It is capped by a gabled roof with asphalt shingles. It features a partially glazed, paneled front door centered on the façade. It is punctuated with a series of simple double hung windows. The roof has been extended along the eastern side to overlay with a makeshift trellis which provided connectivity to the adjacent garage structure.

Accessory Structure (3) Garage

The detached 480 sf two-car garage is rectangular in plan. The garage is clad in a combination of board and batten siding and the staggered shingle siding seen on the house. It is capped with a hipped asphalt shingle roof. The front (facing Wheeler Street) features two paneled wooden garage doors, each with a central divided light.

MODIFICATIONS

Based on review of available Sanborn Maps (1893,1904,1908,1950,1969), historical photos, and Sonoma County Assessor building records, the subject building and property appears to have undergone alterations at various points in the 1940s and 1970s. The gaps in the Sanborn maps available limit their utility in understanding modifications; however, historic photos of the residence likely dating to the 1930s (**Attachment 1**) do not show the second story, nor do they show an accessory structure. The Sonoma County Assessor building records provide assessment data for 1952 and 1970. This generally tracks with what is shown on the 1950 Sanborn Map. For

these reasons, it appears likely that the second story addition and accessory structures were introduced in the intervening years between 1940 and 1950. The small addition to the rear southwest corner appears to have been added in 1970. Accordingly, there is no indication that the second story addition, associated accessory structures, or small addition at southwest corner are strong contributors to the significance of the property given their much later construction and that they do not exhibit the same level of craftsmanship/detailing as that exhibited on the primary residence.

ESSENTIAL CHARACTER DEFINING FEATURES

As detailed above, the subject residence is a California bungalow (vernacular Craftsman). This style served as the predominant style in the Country between the years 1905 until the 1920s. Essential features important to convey the building's significance include:

- One story form
- Hipped and gabled roof forms
- Unenclosed eaves with wide overhang
- Exposed rafter tails
- Partial width porch with battered piers over massive uncut stone pedestals
- Open porch railing
- Asymmetrical form
- Staggered wood shingles
- Cottage windows
- Stone chimney
- Varied wall planes

SIGNIFICANCE

The subject property is already identified as a contributor to the Burbank Gardens Historic District and is therefore considered significant. This analysis simply elaborates on this specific building's significance.

Eligibility for listing on the California Register is determined based on how well a given property meets one or more of the following criteria. It is not required that all four criteria are met for a resource to be considered significant. A discussion of how the project does or does not meet the applicable criteria is included, below:

Criterion 1. 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

The subject property is eligible under criterion 1 based on its association with the early twentieth century residential development of Santa Rosa and the Burbank Gardens neighborhood. The residence is a good example of vernacular housing that typified this neighborhood in the 1920s. As noted in the District's significance statement, the neighborhood is "a fairly homogenous district of small single-family homes, predominately Bungalows representing the bulk of development that occurred in the 1920s and 1930s, with some examples of Italianate, Queen Anne, Colonial, Period Revival, and some post war styles." The property also features a similar front setback to neighboring properties, and well-articulated entry. The residence is simple and vernacular in its styling and therefore serves as a strong contributor associated with the early twentieth century residential development in Santa Rosa and the Burbank Gardens Neighborhood.

Criterion 2. Associated with the lives of persons important to local, California or national history

As detailed herein, the subject property is associated with persons who were active in the City of Santa Rosa and contributed to the community. Review of available records and documentation, specifically, newspaper archives, did not; however, provide any indication that Harry or Minnie Fetch were demonstrably significant in the context of local or state history and as such, the subject property is not significant under criterion 2.

Criterion 3 Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values

The subject residence is significant under this criterion as it embodies distinctive characteristics associated with the vernacular craftsman/ bungalow style. Namely, it features: one story form³, hipped and gabled roof forms, unenclosed eaves with wide overhang, exposed rafter tails, partial width porch with battered piers over massive uncut stone pedestals, open porch railing, asymmetrical form, staggered wood shingles, cottage windows, stone chimney and varied wall planes.

³ Proposed to be restored with removal of added second-story

While the building has been modified over time through slight expansion, it still retains the vast majority of the character defining features allowing it to serve as a good representative of the California Bungalow style and is eligible under this criterion and it continues to serve as a contributor to the Burbank Gardens District.

Criterion 4 Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation

Under this criterion a property is eligible if it has been used as a source of data and contains more yet retrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data. The property at 403 Brown Street is not known to constitute the principal source of information, for which to deem it eligible under this criterion. The subject property is located on a disturbed site relatively removed from waterways or other areas with elevated potential for archeological resources. As such, there is no indication that the property would be significant because it has yielded or is it expected to yield information important to the prehistory or history of California or the nation.

INTEGRITY

Historic Resources deemed to be significant must also be able to convey their historic significance. The ability to do this is judged by how well the resource meets the seven aspects of integrity: *Location, design, setting, materials, workmanship, feeling and association*. However, the individual nature of the property and its particular significance may result in certain aspects holding more weight than others. It is not required that a property retains *all* its historic physical features or characteristics, rather a property must retain at the very least, those essential features which allow it to convey its significance. The essential features are those that define (1) why a property is significant and (2) when it was significant.

The subject residence at 403 Brown Street has been subject to a few minor modifications including a slight expansion to the rear and introduction of a 2/3 second-story in the 1940s. Despite the past modifications, the subject residence continues to retain overall integrity given that it has retained its essential character defining features (enumerated herein) and the surrounding context has remained visibly similar to that existing during the residence's period of significance.

CONSISTENCY ANALYSIS:

According to project plans, the client proposes to remove the second story addition, introduce an expansion in the southwest rear corner, demolish the non-contributing accessory structures (2) and (3) and introduce a new detached garage and ADU at property rear. Architectural features of the main residence will be repaired/ replaced in-kind, as needed.

The proposed work is expected to have a beneficial impact to the integrity of the resource as it would restore the primary residence to its original one-story form and repair/replace in-kind character defining features, as needed. The project would be consistent with the Sect. of the Interior's Standards, and other relevant guidelines/ findings as explained, below.

Sect. of the Interior's Analysis

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

*The property will continue to serve a residential use. **Consistent.***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

*The project involves the removal of non-contributing elements, namely, the c.1940s second-story addition, accessory structure 2 (storage house) and accessory structure 3 (existing garage). None of these components are important in conveying the property's historic significance and their removal would not negatively affect the historic character of the property. In respect to the removal of the non-contributing second-story — this is expected to be beneficial in that it would remove an inappropriate addition and would restore the original form/massing of the residence. **Consistent.***

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

*No conjectural features will be added to the historic residence. The rear, southwest corner addition will feature materials consistent with that existing but will be slightly differentiated through the use of modern materials. Likewise, the associated detached new construction will feature materials largely consistent/ compatible with the main residence but will be differentiated through the slight difference in detailing. **Consistent.***

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

*No later additions or modifications are significant in their own right. The one-story residential building constructed between 1924 and 1928 is historically significant; however, later additions do not exhibit significance in their own right given that they were constructed at a much later date, do not exhibit the same level of craftsmanship/detail as the main residence and are not necessary to convey the property's significance, hence their removal or modification would not affect the integrity of the property. **Consistent.***

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

*All character defining features will be preserved. All features (i.e. historic windows) will be repaired, as needed and other components requiring replacement, such as the staggered shingles, will be replaced in-kind to the greatest extent possible. This ensures that the essential features characterizing the property are maintained. **Consistent.***

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

As mentioned above under Standard 5, features in repairable condition, such as the original wood windows, are to be repaired. Components that require replacement will be done in-kind, including roofing, staggered wood shingles. It is of note that due to the unavailability of shingles that exactly match those used historically, the property owners will utilize ones that are alike in material, shape, and width, but will feature a shorter length thereby resulting in a shorter reveal than was featured historically (9 inches versus 18 inches

historically). Nevertheless, the fact that the replacement shingles will match the originals to the greatest extent possible and in every way except length will ensure that historic integrity is maintained, and the project would be
Consistent.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or abrasive physical cleaning treatments are proposed.
Consistent.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The project is not expected to disturb any identified archeological resources. In the even of inadvertent discovery, the project team would comply with relevant regulations outlined in the California Public Resources Code.
Consistent.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The small rear addition would be consistent with the existing residence and would maintain the rectangular form of the house; importantly, it also won't be readily visible from the street and would be discrete. As for the detached garage and ADU, these structures would not depart significantly from the structures currently existing. The new construction would be one- story in height, of simple design, with materials and a level or articulation that mimics the associated residence but will also clearly be of current-day given slight differentiation in terms of detailing. For those reasons, the new construction is
consistent with this standard.

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

*The placement of the small addition at property rear ensures that if it needed to be removed in the future, the essential form of the building and overall integrity would not be affected. The related adjacent construction will be detached and if there is a need to remove it in the future, the integrity of the residence and that of the larger property would be unaffected. **Consistent.***

Design Guidelines Consistency

The Design Guidelines are intended to promote a sense of neighborhood identity and livability for residents through encouraging development that is consistent with and responsive to the established character of Santa Rosa's historic neighborhoods. Guidelines particularly relevant to the project are summarized below with a brief justification as to how the project meets the relevant guidelines.

Accessory Structures:

The Guidelines generally encourage accessory buildings that do not depart significantly from the existing development pattern, are of a style that is in keeping with the main residence, are subordinate to the historic resource, and which are relatively discrete so as to not detract from the historic resource. Accordingly, the proposed replacement accessory structures (i.e. the garage and ADU) will be located on a similar footprint as the existing garage and storage building at the side of the property and setback slightly from the façade of the main house. The height and massing will be appropriate for an accessory structure and subordinate to that of the main residence. Finally, the materials, style, and level of articulation will largely be consistent with the main residence so as to not detract from the primary residence and blend in to the extent possible.

Additions:

According to the Design Guidelines, an addition is typically acceptable insofar as the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. The proposed 200 sf addition would be discretely located at the southwest rear corner of the house which is not readily visible from the street, it would maintain the general rectangular form of the residence, and would features materials and detailing consistent with the main house and would re-use the

original windows re-located from the demolished walls. There is no expectation that the addition would therefore diminish or compromise the integrity of the resource.

Demolition (of insignificant accessory structure/ non-contributing additions)

The Design Guidelines note that insignificant accessory structures (and non-contributing additions) may be removed in so far as it can be proved that they are not significant in their own right/ do not contribute to the significance of the property. As detailed herein, the accessory structures and additions proposed for demolition are not determined to be significant in their own right and their removal would not have a negative effect on the integrity of the property.

Landscaping

The Design Guidelines note that elements of the landscape, such as grassy lawns, mature trees, hedges, foundation plantings, fences, walls, ground cover, trellises, patios, terraces, fountains, and gardens, may contribute to the character of the specific site and the neighborhood as a whole and specifies that the preservation of such elements is essential in preserving the historic character of the District. Consistent with this Guidelines, the project will maintain the existing landscaping which is consistent with established character of the District.

Code Section 20-28.040 Historic (-H) combining district Consistency

All properties located in a designated Historic District are subject to the H Combining District overlay. Review of the project in the context of the H Combining District regulations indicates that it would be consistent in that it would not cause the residence to exceed the prescribed height limit, would maintain the existing setbacks, and would allow the property to continue to contribute to the established character of the district which is comprised predominantly of single family bungalows on relatively narrow lots, with similar setbacks, small front yards with informal landscaping and sometimes single car garages located at side or rear.

CONCLUSION

The analysis included above indicates that the modifications proposed under the "403 Brown Street Rehabilitation Project" would be sensitive to the identified historic resource. All modifications proposed preserve the essential character defining features of the building and proposed new construction at property side and rear, including detached accessory structures, feature a simplified compatible design that is largely consistent with what exists, thereby retaining the integrity of the subject property and ensuring that the historic relationship of the property to the surrounding district is maintained.

REFERENCES

Bloomfield, Anne. *Cultural Heritage Survey of the City of Santa Rosa, California*. * Manuscript on file at the Northwest Information Center, Sonoma State University, 1989.

Gottfried, Herbert and Jan Jennings. *American Vernacular Building and Interiors, 1870-1960*. New York: W.W Norton & Company, Inc., 2009.

LeBaron, Gaye, et al. *Santa Rosa: A Nineteenth Century Town*. Santa Rosa: Historia LTD, 1985.

LeBaron, Gaye, et al. *Santa Rosa: A Twentieth Century Town*. Santa Rosa: Historia LTD, 1993.

Menefee, C. A. *Historical and Descriptive Sketch Book of Napa, Sonoma, Lake and Mendocino, Napa, Ca*. Reporter Publishing House, 1878,

"SR Realtor Harry Fetch Dies at 71." The Press Democrat. October 5, 1964. Newspapers.com

"Fetch-." The Press Democrat. June 7, 1983. Newspapers.com

"Harry Fetch builds his 28th Bungalow." The Press Democrat. Dec 8, 1928. Newspapers.com

Young, Robert, A. *Historic Preservation Technology*. Hoboken, New Jersey: John Wiley and Sons, 2008.

Public Records

City of Santa Rosa Assessor's Building Records, Obtained by property owner from Sonoma County Assessor

Sonoma County Library History Annex Archives

R.L Polk and Press Democrat City Directories available at Sonoma County Library History Annex. Years 1924 -1990

Sanborn Fire Insurance Maps (provided by EDR) : 1893,1904,1908,1950,1969

Press Democrat Archives

QUALIFICATIONS

Lilly Bianco holds a Masters in Historic Preservation and has practiced in the field for ten years. She is a qualified Architectural Historian pursuant to the Secretary of the Interior's Standards and as defined in the Code of Federal Regulations, 36 CFR Part 61. Ms. Bianco is also listed as an Architectural Historian on the California Historic Resources Information Systems list of qualified consultants.

ATTACHMENTS

1. Historic Photos (presumably dating to the 1930s)
2. Site Photos (March 2019)
3. Sanborn Fire Insurance Map Report
4. DPR 523 Primary Record and Building, Site, and Object Record

Attachment 1. Historic Photos

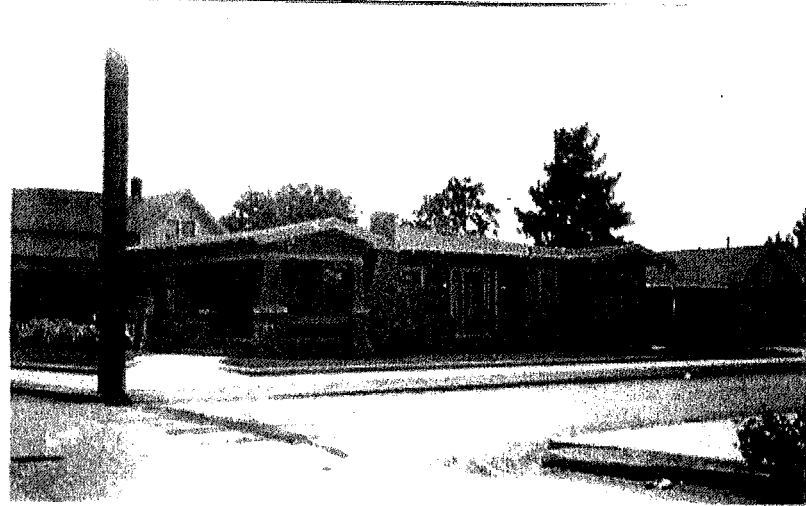
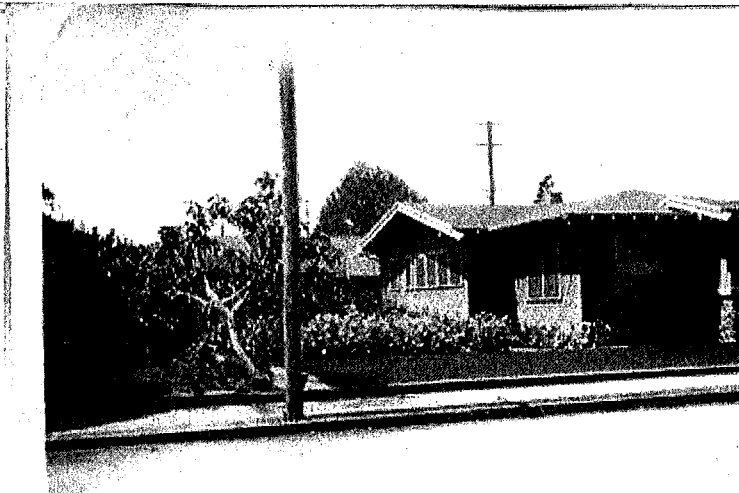
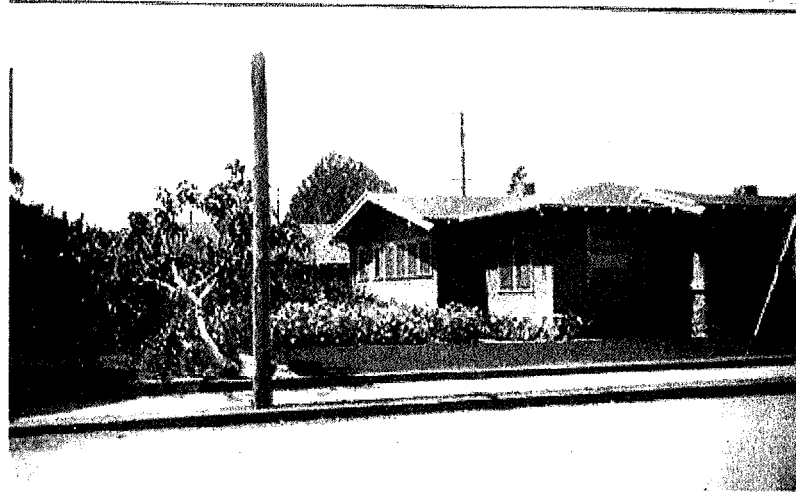
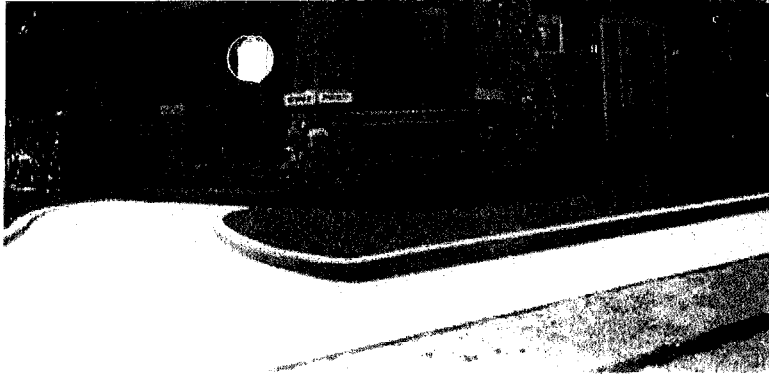
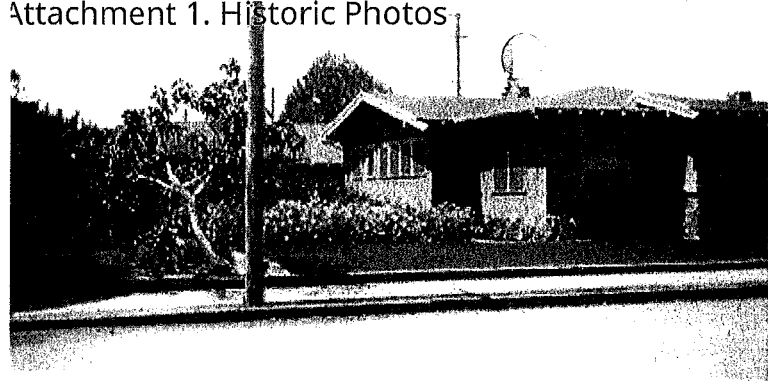




Figure 1. Building Facade



Figure 2 Brown Street Facade.



Figure 3 Brown Street Facade Window Detail



Figure 4 Brown Street Facade as viewed from_



Figure 5 Front porch as viewed from __.



Figure 6 Wheeler Street Elevation



Figure 8 Rear (West) Elevation



Figure 7 Rear-most portion of ____ Elevation



Figure 10 South Elevation



Figure 9 Detached garage as viewed from opposite side of Wheeler Street.



Figure 12 Detached Garage Detail



Figure 11 __ and __ Elevations of Detached Garage



Figure 13 Accessory Structure (1) Pumphouse



Figure 14 Accessory Structure (1) Detail



Figure 16 Accessory Structure (2) Storagehouse



Figure 15 Accessory Structure (2) South and East Elevation



Figure 17 Accessory Structure (2) North Elevation

403 Brown Street

403 Brown Street

Santa Rosa, CA 95404

Inquiry Number: 5607265.1

April 02, 2019

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

04/02/19

Site Name:

403 Brown Street
403 Brown Street
Santa Rosa, CA 95404
EDR Inquiry # 5607265.1

Client Name:

Lilly Bianco Preservation & Planning
2413 Adrian St
Napa, CA 94558
Contact: Lilly Bianco



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Lilly Bianco Preservation & Planning were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

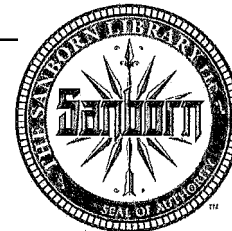
The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # A108-4711-AA2A
PO # NA
Project 403 Brown Street HRE

Maps Provided:

1969
1950
1908
1904
1893



Sanborn® Library search results

Certification #: A108-4711-AA2A

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Lilly Bianco Preservation & Planning (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

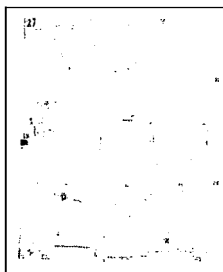
EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Key

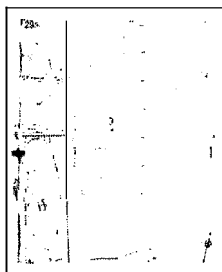
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



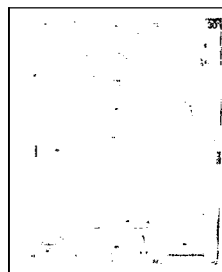
1969 Source Sheets



Volume 1, Sheet 27
1969

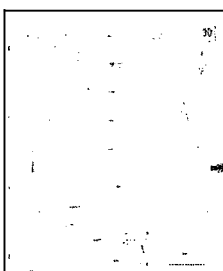


Volume 1, Sheet 29
1969

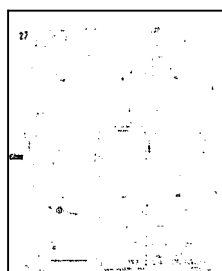


Volume 1, Sheet 30
1969

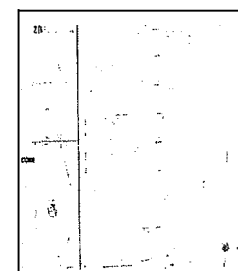
1950 Source Sheets



Volume 1, Sheet 30
1950

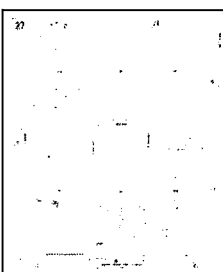


Volume 1, Sheet 27
1950

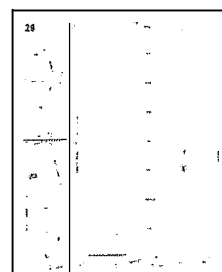


Volume 1, Sheet 29
1950

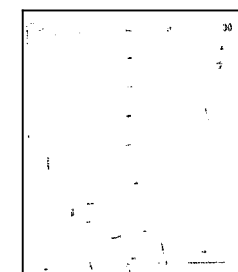
1908 Source Sheets



Volume 1, Sheet 27
1908



Volume 1, Sheet 29
1908



Volume 1, Sheet 30
1908

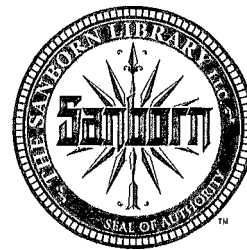
1904 Source Sheets



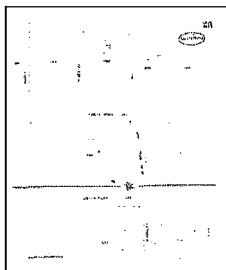
Volume 1, Sheet 38
1904

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1893 Source Sheets



Volume 1, Sheet 25
1893



The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

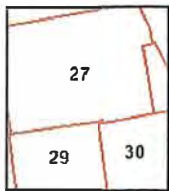
Certification #A108-4711-AA2A

Site Name 403 Brown Street
 Address 403 Brown Street
 City, ST, ZIP Santa Rosa, CA 95404
 Client Lilly Bianco Preservation & Planning
 EDR Inquiry 5607265.1
 Order Date 04/02/2019
 Certification # A108-4711-AA2A
 Copyright 1969



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



Volume 1, Sheet 30
 Volume 1, Sheet 29
 Volume 1, Sheet 27





Site Name: 403 Brown Street
 Address: 403 Brown Street
 City, ST, ZIP: Santa Rosa, CA 95404
 Client: LUN Barco Preservation & Planning
 EDR Inquiry: 5607265
 Order Date: 04/02/2019
 Certification #: A108-4711-AA2A
 Copyright: 1950

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 29
 Volume 1, Sheet 27
 Volume 1, Sheet 30

Certification #A108-4711-AA2A

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.



The certified Sanborn Library search results in this report can be authorized by visiting www.edr.com and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # A108-4711-AA2A

Site Name: 403 Brown Street
Address: 403 Brown Street
City, ST, ZIP: Santa Rosa, CA 95404
Client: Lily Blanco Preservation & Planning
EDR Inquiry: 5607265.1
Order Date: 04/02/2019
Certification #: A108-4711-AA2A
Copyright: 1908



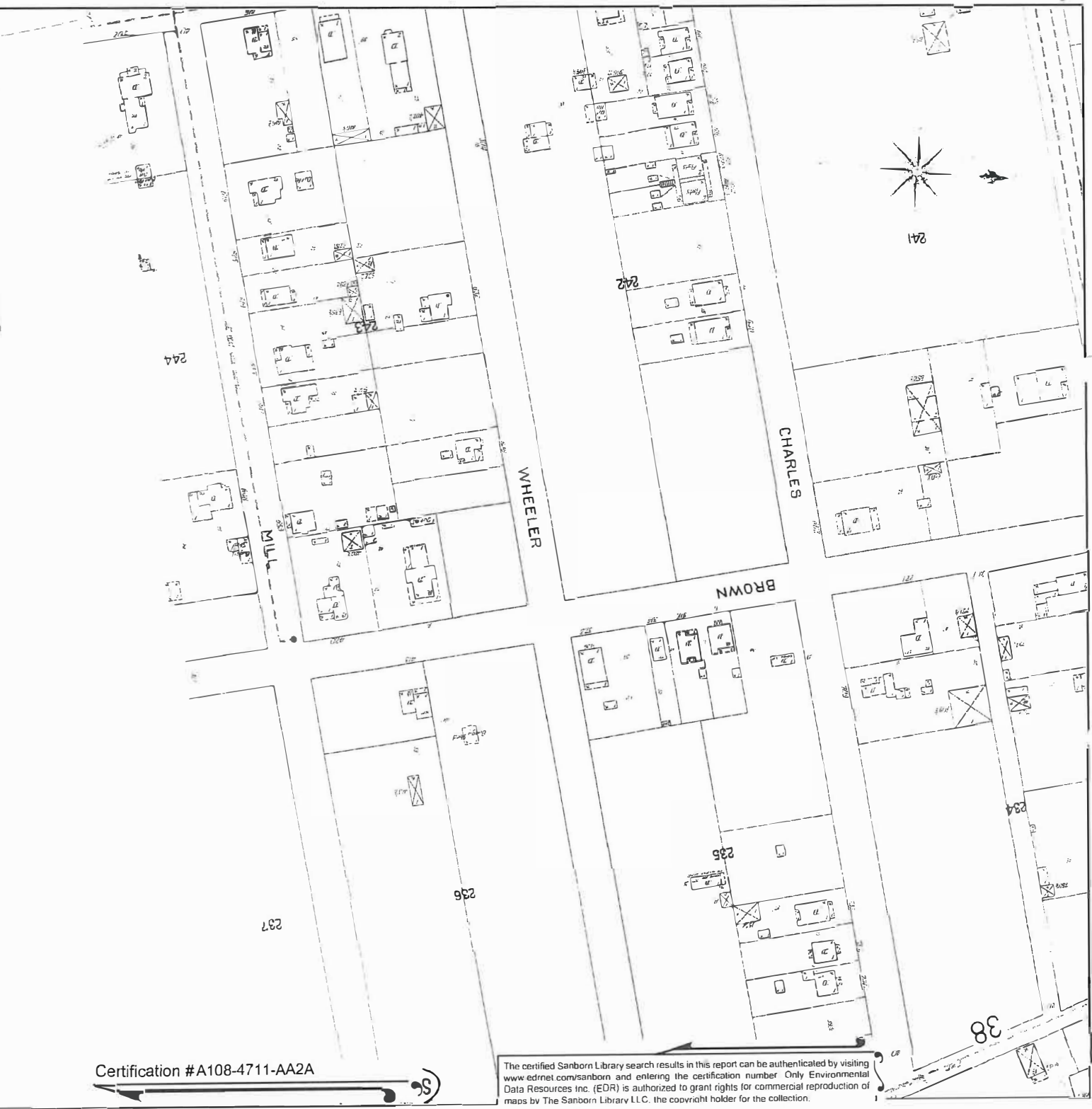
This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 30
Volume 1, Sheet 29
Volume 1, Sheet 27

0 Feet 150 300 600



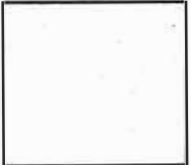


Site Name: 403 Brown Street
 Address: 403 Brown Street
 City, ST, ZIP: Santa Rosa, CA 95404
 Client: Lily Blasco Preservation & Planning
 EDR Inquiry: 5607265.1
 Order Date: 04/02/2019
 Certification: A108-4711-AA2A



Copyright 1904

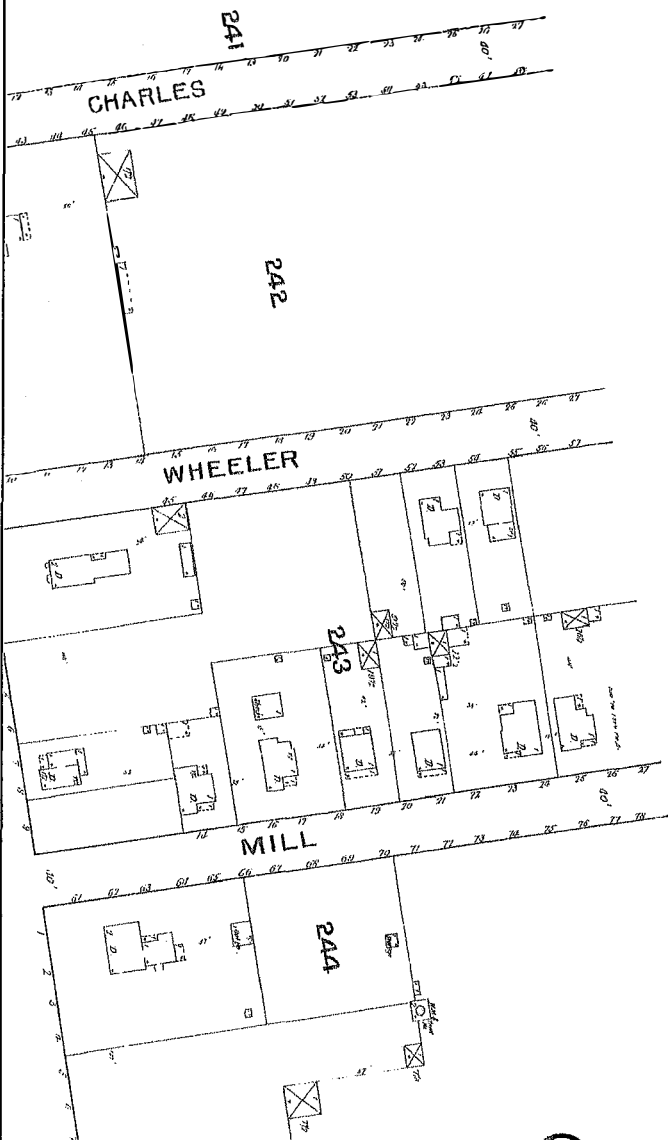
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 38

Certification #A108-4711-AA2A

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

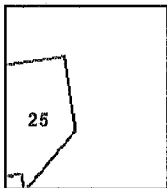
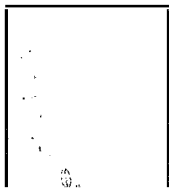


Site Name: 403 Brown Street
 Address: 403 Brown Street
 City, ST, ZIP: Santa Rosa, CA 95404
 Client: Lilly Blanco Preservation & Planning
 EDR Inquiry: 5607265.1
 Order Date: 04/02/2019
 Certification # A108-4711-AA2A
 Copyright 1893

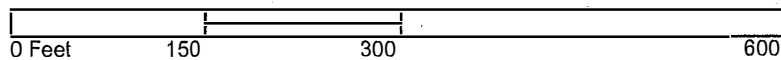


2

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 25



The certified Sanborn Library search results in this report can be authorized by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources, Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #A108-4711-AA2A

**State of California • The Resources Agency
DEPARTMENT OF PARKS AND RECREATION**
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 5D1

Other
Review Code

Reviewer

Date

Listings

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 403 Brown Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted*a. County Santa Rosa and (P2c, P2e, and P2b or P2d.

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 403 Brown Street City Santa Rosa Zip 95404

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN. 009-262-001; Burbank Gardens Historic District

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

The residence is located on a rectangular lot of 0.20 acres at the corner of Brown and Wheeler Streets. Constructed between 1924 and 1928, 403 Brown Street is designed as a California Bungalow. The residence is rectangular in plan, two stories (originally one) and supported by concrete stem wall foundation with girder beams. It is clad in staggered wood shingle siding and is capped with a low-pitched hipped roof. The façade (facing Brown Street) features a partial front porch with a side gabled roof supported by battered piers set atop massive river rock pedestals. Walls are punctuated with cottage windows featuring patterned top lights and unadorned lower lights. A two-thirds second-story addition (252 sf) estimated to have been constructed at some point in the 1940s,

sits above the southern-most portions of the residence and features a hipped roof, clapboard siding, and simple double hung windows.

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

*P3b. Resource Attributes: (List attributes and codes) HP2*P4. Resources Present: ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)P5b. Description of Photo: (view, date, accession #) Façade, 03/28/2019*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both
1924-1928

*P7. Owner and Address:

Lisa Kranz and Brian Meuser
403 Brown Street
Santa Rosa, CA 95404
*P8. Recorded by: (Name, affiliation, and address) Lilly Bianco Preservation & Planning, PO Box 3244, Napa, CA 94558*P9. Date Recorded: May 5, 2019*P10. Survey Type: (Describe) Intensive

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

Historic Resource Evaluation and Consistency Analysis, 403 Brown Street, Santa Rosa, Prepared by Lilly Bianco Preservation & Planning, May 6, 2019
*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 403 Brown Street

*NRHP Status Code SD1

Page 2 of 2

B1. Historic Name: 403 Brown Street
 B2. Common Name: 403 Brown Street
 B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
 *B5. Architectural Style: Vernacular Craftsman/ California Bungalow
 *B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1924-1928, altered 1940s-1950s(second story added, accessory structures added), 1970s (rear addition)
 *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
 *B8. Related Features:
 B9a. Architect: unknown b. Builder: unknown
 *B10. Significance: Theme residential development, architecture Area _____
 Period of Significance 1924-1928 Property Type Residential Applicable Criteria 1
and 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The subject property is significant as a contributor to the Burbank Gardens Historic District and based on its association with the early twentieth century residential development of Santa Rosa and the Burbank Gardens neighborhood. The residence is a good example of vernacular housing that typified this neighborhood in the 1920s. In Addition, the residence is significant as it embodies distinctive characteristics associated with the vernacular craftsman/ bungalow style. Namely, it features: predominantly one-story form, hipped and gabled roof forms, unenclosed eaves with wide overhang, exposed rafter tails, partial width porch with battered piers over massive uncut stone pedestals, open porch railing, asymmetrical form, staggered wood shingles, cottage windows, stone chimney and varied wall planes. While the building has been modified over time through slight expansion, it still retains the vast majority of the character defining features allowing it to serve as a good representative of the California Bungalow style and retains integrity and it continues to serve as a contributor to the Burbank Gardens District.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Historic Resource Evaluation and Consistency Analysis, 403 Brown Street, Santa Rosa, Prepared by Lilly Bianco Preservation & Planning, May 6, 2019

B13. Remarks:

*B14. Evaluator: Lilly Bianco Preservation & Planning

*Date of Evaluation: May 6, 2019

(This space reserved for official comments.)

