

6 August 2021

Dean Calderon
1628 Georgia Street
Napa, CA 94559-1624

**Subject: “Secretary of the Interior’s” consistency
evaluation for deck construction at 224 West
7th Street, Santa Rosa, CA 95401 (APN 010-162-
002-000)**



Dear Mr. Calderon:

I have reviewed the deck at 224 West 7th Street in Santa Rosa as presented in Alan Monte’s email of July 27, 2021. Per Mr. Monte’s and the City’s request, I have assessed the compatibility of the deck with the historic character of the house and the surrounding West End historic district, as well as its consistency with the “Secretary of the Interior’s Standards.”

I understand that you are working with Hogan Land Services to retroactively legalize this deck.

I have reviewed the project, and this letter offers my determination that the project, as built, is compatible with the historic nature of the house and the surrounding historic district and is consistent with the “Secretary of the Interior’s Standards and Guidelines for Rehabilitation.” My analysis follows below.

HISTORIC DESCRIPTION & SIGNIFICANCE

The one-story cottage is faced in shiplap siding, has a rectangular footprint and has a hipped roof. It sits on a raised basement and has a porch extending across the primary elevation, sheltered under the eave of the roof. A straight run of wood steps leads from the sidewalk to the front door that is centered on the elevation and flanked by windows fitted with modern (replacement) one-over-one sash. The house is one of a set of three identical houses (222, 224 and 226).

This “Colonial Revival” cottage dates to 1916 (according to assessor records) and is not included in the California Office of Historic Preservation’s (OHP’s) “Built Environmental Resource Database” (BERD), which includes properties listed in or eligible for listing in the California Register or National Register of Historic Places. It is however, identified in the City of Santa Rosa’s “Historical Properties Inventory” as a contributing resource to the “Westside” (now West End) Preservation District. The property, therefore, qualifies as an “historic resource” under the California Environmental Quality Act (CEQA) (see figures below).

The house’s relevant historic context is vernacular residential architecture of the late-nineteenth to early-twentieth century on the “wrong side of the tracks” in Santa Rosa. This area, which grew up as “Italian Town,” is significant as Santa Rosa’s only historic ethnic neighborhood.¹

CHARACTER DEFINING FEATURES

The house is a vernacular, “Colonial Revival” building. Its character defining features are:

- One story over a raised basement
- Ship lap siding
- Hipped Roof
- Front porch under roof eaves, extending across width of front elevation

PROJECT

A modern, wood deck has been built across the rear of the house. Sheets of corrugated metal and plastic roofing are supported on square posts and form a shed roof over the deck; they are connected to the house by brackets attached to a two by four piece of lumber. Simple panels of wood trellis are attached to the top of the square posted balustrade and shield the deck from the neighbors on the east and west. A straight flight of wood steps with a square handrail leads from the west side of the deck to the ground level. Square posts on concrete footers support the four corners of the deck (see figures below).

The deck is not visible from the public right of way (see figures below).

¹ Anne Blumefield, DPR 523 form, “Westside District,” August 1989.

According to the 1950 Sanborn Fire Insurance Survey map, the house originally had a shallow porch across the majority of the rear elevation (see figure below). Sometime after 1950, the porch was enclosed to capture usable space. The current deck abuts the post-1950 enclosing wall.

CONSISTENCY WITH SECRETARY OF THE INTERIOR’S STANDARDS

Because of its inclusion in a local historic resource survey, the house at 224 W 7th Street qualifies as an “historic resource” under the California Environmental Quality Act (CEQA). To prevent changes from degrading the historic character of the resource and compromising its historic integrity, proposed modifications must be consistent with the “Secretary of the Interior’s Standards for Rehabilitation.”

Based on the analysis of the consistency of the proposed project with the “Secretary of the Interior’s Standards for Rehabilitation,” it is my professional opinion that the deck presents **no adverse effect** (as defined in the CEQA Statute (CPRC 21084.1) and CEQA Guidelines (15064.5 (a)(2) and (b)) on either the individual historic house or its surrounding historic district. Each standard is addressed in the table below:

Standard	224 West 7th Street
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.	CONSISTENT Property continues to function in its historic, residential use.
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.	CONSISTENT The essential form, integrity, design and feeling of the “Colonial Revival” cottage are unimpaired. The association of the property with “Italian Town” and the working-class residential development remains intact. The deck abuts a porch that was infilled sometime after 1950 and does not impact character defining features.
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.	CONSISTENT The deck does not create a sense of false historicism.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	N/A
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	CONSISTENT The deck has no physical or visual impact on any distinctive or character defining features of the cottage. This section of the house has been modified by the infill of the original porch sometime after 1950.
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.	N/A
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.	N/A

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	N/A
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.	CONSISTENT The new deck connects to the rear of the house where modifications have been made, including the infill of the original porch. It abuts the post-1950 infilled porch, and has no impact on character defining features of the property. The new deck is clearly differentiated from the original section of the house and is consistent with the original house in terms of size, scale and massing.
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.	CONSISTENT The deck could be removed at a future date with no adverse effect on the form or integrity of the original house.

CONCLUSION

The deck is consistent with the “Secretary of the Interior’s Standards” in that it:

- does not impact original materials of the historic resource (it abuts a post-1950 infilled porch);
- is discernable as modern construction;
- is compatible with the historic block of the house in terms of size, scale and massing;
- is positioned on a secondary elevation where it is not visible from the public right of way and does not detract from the historic character of the house or surrounding neighborhood;
- and could be removed at a later date with minimal impact to the house.

I hope you find this guidance helpful. Please feel free to call me at 415-806-4549 if you have any questions or comments.

Sincerely,



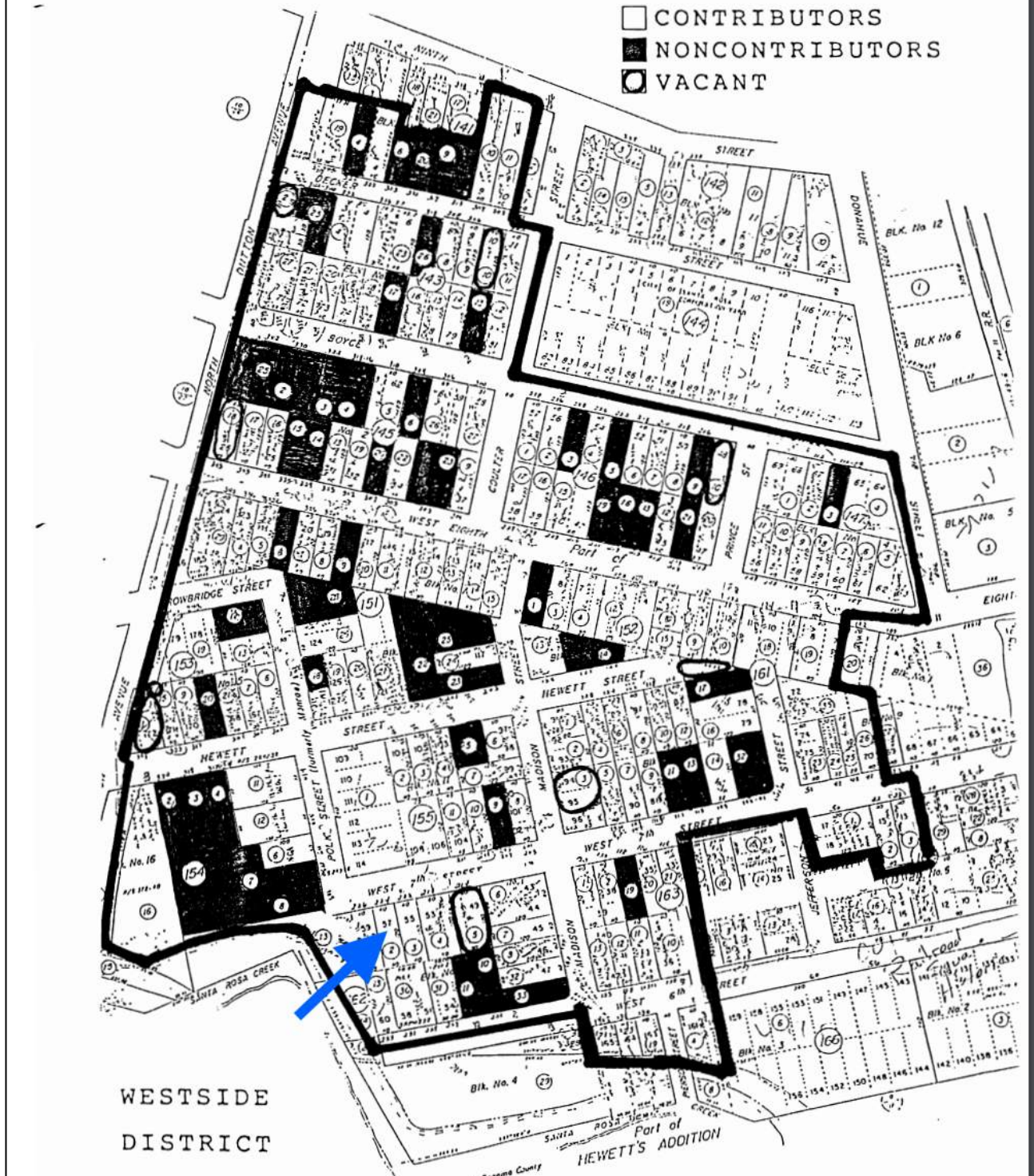
Alice P. Duffee
APD Preservation LLC

cc: Alan Montes, Hogan Land Services

Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the “Secretary of the Interior’s” consistency evaluation for the proposed window replacement at 1628 Georgia Street Highway in Napa, California. Ms. Duffee holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. She has worked in the field of Cultural Resources Management for thirty years, twenty-five of which have been in Northern California. For the past seven years she has focused her attention on projects in the North Bay. Ms. Duffee exceeds the standards for “Architectural Historian” as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History.

ATTACHMENTS



Westside District Map of Historic Resources, August 1989 (project area indicated)

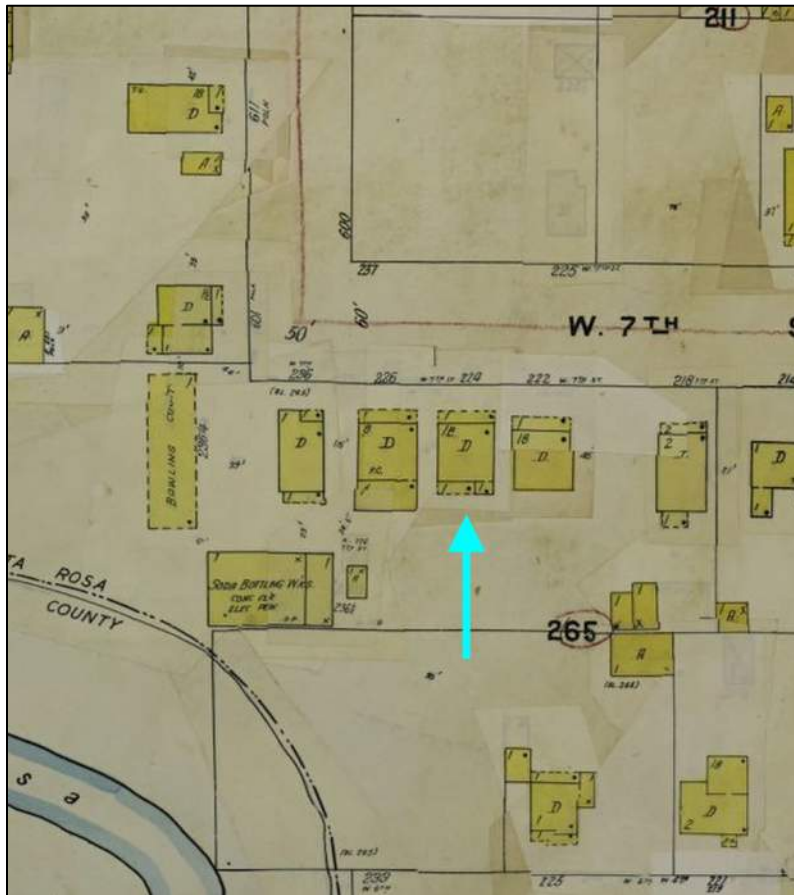
Report: HIP0001 Page: 4		City of Santa Rosa Historical Properties Inventory PROPERTIES IN WESTSIDE DISTRICT					Run Date: 23-AUG-89 Time: 10:53:27			
Historic Name	Address	Style/Type	Construct. Date	Use Code	Parcel #	Rating	Photo	District	Context Designer	Alteration Memo
GIROLO-AGNEW HOUSE	45 W. SEVENTH ST.	BUNGALOW/HOUSE	1915 -26	0010	01016125	30	023/11	W	IT	G-ALLUM. W/
LEROUX-ALVES HOUSE	47 W. SEVENTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1885 PRE	0010	01016124	30	023/8	W	RES	E-BUNGALOW 2/2 WINDOWS
BACIGALUPI-ARRIGONI HOUSE	50 W. SEVENTH ST.	VERNAQUAR L-PLAN/HOUSE	1888 PREPR	0010	01016401	30	023/13	W	IT	F-ADDITION
ALEXANDER-GIROLO HOUSE	51 W. SEVENTH ST.	QUEEN ANNE/HOUSE	1888 -93	0010	01016123	30	023/7	W	IT	E BUNGALOW PORCH
FORTUNATI, ANTONIO, HOUSE	101 W. SEVENTH ST.	APPEARS POST-1945/HOUSE		0021	01016132	NC		W		
	109 W. SEVENTH ST.	BUNGALOW/HOUSE	1910 -13	0021	01016114	30	023/18	W	IT	E SHAPED RAFTERS,HIP R
	115 W. SEVENTH ST.	APPEARS POST-1945/HOUSE		0021	01016113	NC		W		
UNKNOWN	116 W. SEVENTH ST.	GENERIC (VERY BASIC)/HOUSE	1940 S7	0010	01016321	30	023/23	W	RES	E HIP ROOF
	117 W. SEVENTH ST.	APPEARS POST-1945/HOUSE		0021	01016111	NC		W		
FORGETT, ELFERD, HOUSE	119 W. SEVENTH ST.	VERNAQUAR L-PLAN/HOUSE	1890 S7K28	0010	01016109	30	023/20	W	RES	F-WINDOWS, MVD 1928, ORIG UNKN
MACCARIO, JOSEPH, HOUSE	124 W. SEVENTH ST.	BUNGALOW/HOUSE	1915 -30S7	0010	01016320	30	023/24	W	IT	E NICE BIG STUCCO BUNG
KOCH, MINNIE HOUSE	128 W. SEVENTH ST.	BUNGALOW/HOUSE	1915 -26 M	0010	01016319	NC	023/25	W	RES	F-MOVED 19 500 WASH./MORGAN,MVD
STALEY, JOHN, HOUSE	131 W. SEVENTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1895	0010	01016105	30	023/21	W	RES	E TINY, SET BACK
GROFF, MARIA, HOUSE	133 W. SEVENTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1882	0010	010161038	30	023/21	W	RES	G-WINDOWS, TINY, GABLED
ALLADIO, FRANK, HOUSE	134 W. SEVENTH ST.	BUNGALOW/HOUSE	1927	0010	01016302	30	023/26	W	IT	E PORCH SAGS
LO PRESTI, ANTONIO, HOUSE	138 W. SEVENTH ST.	BUNGALOW/HOUSE	1915 -35	0010	01016301	30	023/27	W	IT	E STUCCO, ORN. CHIMNEY
STEFANI'S MARKET	201 W. SEVENTH ST.	MEDITERRANEAN REVIVAL/COMMERCE	1915 -26	0113	01015508	30	026/24+	W	IT	G-WINDOWS, PEAKED PARAPET
FRANCO-AMERICAN BAKERY	202 W. SEVENTH ST.	GENERIC (VERY BASIC)/COMMERCE	1944 ?	0354	01016206	30	027/12	W	IT	INCORP EAR STREAMLINED SIGNS
	205 W. SEVENTH ST.	APPEARS POST-1945/HOUSE		0010	01015509	NC	028/7	W		
BERTONI, LUIGI, HOUSE	209 W. SEVENTH ST.	BUNGALOW/HOUSE	1925 ?	0010	01015510	30	027/10+	W	IT	E-WINDOWS? RUSTIC SIDING
ALBRIGHT-CALLORI HOUSE	211 W. SEVENTH ST.	BUNGALOW/HOUSE	1917 -26	0010	01015511	30	027/9	W	IT	E CLAPBOARD
	214 W. SEVENTH ST.	/VACANT		0891	01016205	NC		W		
LUNARDINI-HANSON HOUSE	218 W. SEVENTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1904 PRE	0021	01016204	30	027/7,8	W	IT	G-RAISED A
CAPPONI, MARCO, HOUSE	222 W. SEVENTH ST.	COLONIAL REVIVAL/HOUSE	1912 -15	0010	01016203	30	027/5,6	W	IT	E TRIPLET W 224 & 226
CAPPONI-DI FENILE HOUSE	224 W. SEVENTH ST.	COLONIAL REVIVAL/HOUSE	1908 -13	0010	01016202	30	027/4	W	IT	E TRIPLET W 222 & 226
CAPPONI-FRONTI HOUSE	226 W. SEVENTH ST.	COLONIAL REVIVAL/HOUSE	1908 -13	0010	01016201	30	027/3	W	IT	F-SIDING, TRIPLET W 222 & 224
CALLORI, ALBERT, HOUSE	236 W. SEVENTH ST.	QUEEN ANNE/HOUSE	1915 -20S7	0010	01015413	30	027/2	W	IT	E-LOOKS OK GABLET, BUNG. PORCH
OLIVA, FRED, HOUSE & SHOP	124 W. SIXTH ST.	1930S TRACT TYPE/HOUSE	1936 -47	0010	01016604	30	023/5	W	CON	G-GAR. ADD ORNAMENTAL CHIMNEY
BITHIER, MAJOR, HOUSE	127 W. SIXTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1888 PRE	0010	01016310	30	023/4	W	RES	G-PORCH, T GABLED
BASTONI, FRANK, HOUSE	130 W. SIXTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1894 -1904	0010	01016219	30	023/0	W	IT	BATTAGLIA, LOUIS/DEV? E
UNKNOWN	131 W. SIXTH ST.	BUNGALOW/HOUSE	1915 -30S	0010	01016311	30	023/3	W	RES	G-MOVED 19 297 SEBAST.AV., MVD
BATTAGLIA-MARUCCI HOUSE	133 W. SIXTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1904 -08	0010	01016312	30	028/5	W	IT	BATTAGLIA, LOUIS/DEV? E
BATTAGLIA-ARRIETA HOUSE	135 W. SIXTH ST.	ITALIANATE/HOUSE	1880 C,MVD	0010	01016313	30	023/00	W	IT	E-MOVED 19 PETERSON FORN
MARACCINI, PETER, HOUSE	138 W. SIXTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1894 -1904	0010	01016223	30	023/1	W	IT	BATTAGLIA, LOUIS/DEV? E
BATTAGLIA-LOMBARDI HOUSE	140 W. SIXTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1894 -1904	0010	01016221	30	023/2	W	IT	BATTAGLIA, LOUIS/DEV? E
	217 W. SIXTH ST.	APPEARS POST-1945/HOUSE		0010	01016210	NC		W		LIKE 130, 133, 140
CRIST, RHODA, HOUSE	221 W. SIXTH ST.	19TH CENT VERNACULAR BOK/HOUSE	1904 PRE	0010	01016211	NC	027/16	W	RES	F-PORCH, W 225 W 7TH, MVD 1948

Santa Rosa "Historical Properties Inventory," Westside District, August 23, 1989

Report: HIP0002 Page: 62	City of Santa Rosa Historical Properties Inventory WESTSIDE DISTRICT CONTRIBUTORS	Run Date: 16-AUG-89 Time: 14:59:50
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Hist Name : CAPPONI-DI FENILE HOUSE	Parcel: 01016202	District.: WESTSIDE DISTRICT
Style/Type: COLONIAL REVIVAL/HOUSE	Year.: 1908 -13	Context...: ITALIAN COMMUNITY OF SANTA ROSA 1880-
Location.: 224 W. SEVENTH ST.		Rating....: CONTRIB TO DIST THAT APPEARS ELIGIBLE
Design/Art:	Zoning:	Land Use.: 0010 SINGLE FAMILY DWELLING
Comments.: TRIPLET W 222 & 226	Photo#: 027/4	Alt./Rest.: E

Inventory Form, 224 W. 7th Street, August 16, 1989



1950 Sanborn Fire Insurance Map, project area indicated



224 W 7th Street viewed in context of historic neighbors



Street View of 224 W 7th Street



Rear of 224 W 7th Street, showing deck



Deck viewed from east side of house, looking south



Looking southeast on deck



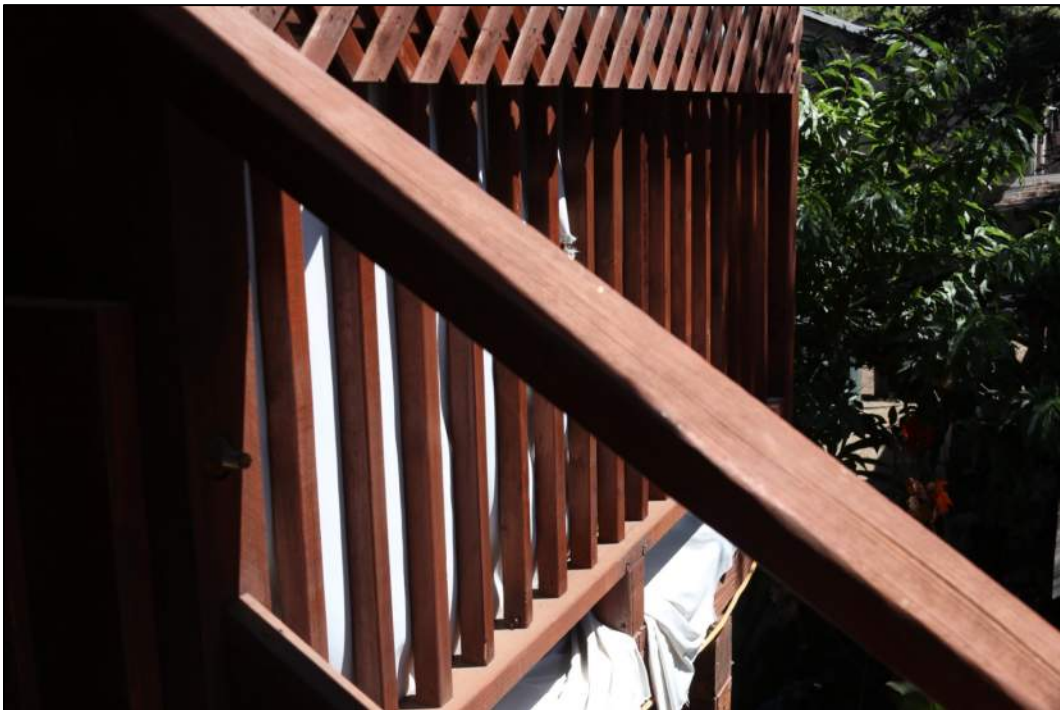
Corrugated metal and plastic covering over deck



Junction of roof covering with house



West side, trellis



West side, balustrade



Supporting post, southeast corner



Door at ground level under deck



Neighbor to west