



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

May 15, 2017

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: DRH17-0006
Applicant Name: David Wessel
Owner Name: Estate Vineyards, LLC; The Wonderful Company
Site Address: 6040 & 6050 Westside Rd., Healdsburg
APN: 110-160-016

Project Description: Request for Landmarks Commission Design Review for renovations to Hop Kiln Winery building including building stabilization and life/safety improvements to the historic Hop Kiln stone portion of the winery. Work includes: seismic strengthening of the stone walls and roof; reconstruction of deteriorated exterior deck to match existing; new code-compliant guardrails at exterior decks; new code-compliant exterior wood stair to match existing; re-roofing of existing roof; rehabilitation work to existing building facades.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by June 5, 2017 and should be sent to the attention of:

DRH17-0006, Brian Keefer (Brian.Keefer@sonoma-county.org). The Project Planner can also be reached at (707) 565-1908.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

☒ PRMD Management Group
☐ Survey and Land Development
☐ Health Specialist
☐ Sanitation
☐ Grading and Storm Water
☐ SUSMP
☐ Building Inspection
☐ Code Enforcement
☐ Road Naming
☒ So. Co. Environmental Health
☒ Community Development Commission
☐ DTPW, Land Development
☐ DTPW, Drainage
☐ Ag Commissioner
☒ Regional Parks Dept
☒ Fire and Emergency Services
☒ Local Fire District – Forestville FPD
☐ Treasurer/Special Assessment
☐ Assessor
☒ Economic Development Board
☒ Transit/BPAC
☒ SCTA/RCPA
☐ Communications

☒ Landmarks Commission
☐ Sheriff Community Service Officer
☐ LAFCO
☐ ALUC/CLUP
☒ BOS Dist 4 Director and Commissioners
☐ SVCAC
☐ Valley of the Moon Alliance and Kenwood Press
☐ NW Information Center, S.S.U.
☐ Milo Baker Chapter Conservation Committee
☐ PG&E
☐ School District -
☐ Water District -
☒ North Bay Corporation (Disposal)
☐ U.S. Army Corps of Engineers
☐ State Coastal Commission - Appealable Yes / No
☐ State Dept of Transportation (Caltrans)
☐ State Dept of Fish and Wildlife
☐ State Dept of Forestry
☒ State Dept of Water Resources Control Board
☒ State Parks and Recreation-Duncans Mills Office
☒ Regional Water QCB: North Coast
☐ Air Pollution Control: No. So. County / Bay Area AQM
☒ City of Healdsburg, Planning Dept

- ☒ Sonoma MOAG
- ☒ Tribal Notification
- ☒ Tom Lynch Construction
- ☒ Westside Association to Save Agriculture
- ☒ Healdsburg Chamber of Commerce
- ☒ Healdsburg City Utilities
- ☒ Westside Community Association

Planning Application

PJR-001

Application Type(s):

- ☐ Admin. Cert. Compliance
☐ Ag. Or Timber Preserve/Contract
☐ Conditional Cert. of Compliance
☐ Cert. of Modification
☐ Coastal Permit
☐ Zoning Permit for: _____

- ☐ Design Review Admin.
☒ Design Review Full (Landmarks Commission)
☐ General Plan Amendment
☐ Lot Line Adjustment
☐ Major Subdivision

File # _____

- ☐ Minor Subdivision
☐ Voluntary Merger
☐ Ordinance Interpretation
☐ Second Unit Permit
☐ Specific/Area Plan Amendment

- ☐ Use Permit
☐ Variance
☐ Zone Change
☐ Other: _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet or public information purposes, including my contact information.

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name <u>David Wessel</u>			Name <u>The Wonderful Company</u>		
Mailing Address <u>Pier 9, The Embarcadero, Suite 107</u>			Mailing Address <u>1901 South Lexington</u>		
City <u>San Francisco</u>	State <u>CA</u>	Zip <u>94111</u>	City <u>Delano</u>	State <u>CA</u>	Zip <u>93215</u>
Day Ph (415) <u>421-1680</u>	Email <u>naomi@argsf.com</u>		Day Ph (661) <u>778-1632</u>	Email <u>eric.johnson@wonderful.com</u>	
Signature <u>[Signature]</u>		Date <u>5/9/2017</u>	Signature <u>[Signature]</u>		Date <u>5/9/2017</u>
OTHER PERSONS TO BE NOTIFIED (If listed they must sign application form)					
Name/Title _____			Name/Title _____		
Mailing Address _____			Mailing Address _____		
City _____	State _____	Zip _____	City _____	State _____	Zip _____
Day Ph () _____	Email _____		Day Ph () _____	Email _____	
Signature _____		Date _____	Signature _____		Date _____
PROJECT INFORMATION					
Address(es) <u>6050 Westside Rd</u>			City <u>Healdsburg</u>		
Assessor's Parcel Number(s) <u>110-160-016</u>					
Project Description <u>Building stabilization and life/safety improvements to the historic Hop Kiln stone portion of the winery. Work includes: seismic strengthening of the stone walls and roof; reconstruction of deteriorated exterior deck to match existing; new code-compliant guardrails at exterior decks; new code-compliant exterior wood stair to match existing; re-roofing of existing roof; rehabilitation work to existing building facades</u>					
Acreage <u>50</u>			Number of new lots proposed <u>none</u>		
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Site Served by Public Sewer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area _____		Supervisory District _____		Latitude _____	
Current Zoning _____		Specific/Area Plan _____		Longitude _____	
General Plan Land Use _____		Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No			
S.P. Land Use _____		File No. _____			
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Previous Files _____					
Application accepted by _____			Date _____		
Approved by _____			Date _____		



Architectural
Resources Group

Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111
T: 415.421.1680

argsf.com

May 9, 2017

Brian Keefer, Planner
Sonoma County Permit and Resource Management, Planning Division
2550 Ventura Avenue
Santa Rosa, CA 95403

RE: Hop Kiln Winery, 6050 Westside Road, Healdsburg CA; Assessor's Parcel No 110-160-016

Dear Brian,

We are pleased to submit the above-mentioned project for Landmarks Commission and Design Review. Attached, please find the required submittal requirements, including:

- Planning Application form PJR-001
- Digital Version of Supplemental Materials: we will issue via email link
- Proposal Statement: below
- Historic Resource Evaluation including DPR Forms 523A and 523B: 7 copies
 - *Historic Resource Survey and Evaluation for: 6050 Westside Road, Healdsburg, California*
prepared by ICF/Jones & Stokes dated September 2008
- Site Plan: included in drawing set
- Architectural Plans and Elevations: eight full sized sets
- Photographs: eight sets
- Location/Vicinity Map: included in drawing package on cover sheet
- Assessor's Parcel Map and USGS Quad Map: one each, 8.5" x 11"

Proposal Statement

a. Current and proposed use of the property

The historic Hop Kiln building consists of the masonry kiln structure and a connected wood framed Cooling House. The masonry Hop Kiln is currently unoccupied. The Cooling House structure is used as a tasting room on the first floor with storage at the basement and 2nd floor levels. There is no change to the use in the proposed project.

b. Existing structures and their uses including year built and condition

Hop Kiln: Built 1905

Italianate Residence: Built in Fulton 1873. Moved to current site in 1973.

Sheep Barn: Built 1888.

Machine Shop/Workshop: built circa 1944-58.

Cabin/Lambing Shed Cabin: built circa 1952.

Restroom building: 2009

c. *Historic district in which the property is located*

The Hop Kiln is listed in the National Register of Historic Places as well as the California Register of Historical Resources as a contributor to the Walters Ranch (Sweetwater Springs Historic District). Additionally, the Hop Kiln is individually listed as Sonoma County Landmark #9 and California State Landmark #893.

d. *All proposed changes to existing buildings including additions, alterations, colors and materials*

The scope of work for the project is seismic strengthening and exterior rehabilitation of the historic stone kiln building and includes the following:

- Structural stabilization of the exterior masonry walls: the proposed strengthening scheme will involve repointing and repair of the masonry walls as well as center core strengthening.
- Reconstruction of the deteriorated wood framed deck and stair: the existing wood framed deck is severely deteriorated and requires reconstruction. It will be reconstructed to match the existing. The existing deteriorated conveyor belt will also be reconstructed to match the existing. The wood framed stairs will be reconstructed to match the existing visual qualities, but will be reconfigured to meet current exiting code for rise, run, and width. A new, code compliant railing will be installed at the deck and stair railing.
- Doors and windows: The existing building contains arched openings in the stone walls at ground level and pairs of wood doors into each kiln at the deck level.
 - Arched Masonry Openings: Each ground floor kiln has a central arched opening flanked by two smaller arched openings. Small arched openings also exist in the center of the east and west walls. The stone at the original central arched openings were removed to insert metal ovens that were too wide for the original openings. These oven doors and metal infill will be removed and steel framed arched window will be installed in a restored masonry opening, with a steel framed arched door installed in the center kiln. The smaller arched

openings on either side and the end walls will receive steel arched windows. The narrow profile of the steel doors and windows will minimize the impact of these elements, as the arched openings were originally open.

- Wood Doors at Deck Level: the existing historic doors at the deck level will be retained and rehabilitated.
- New roofing, gutters and downspouts: the existing asphalt roofing will be removed and replaced with a wood shingle roof to match the material on historic photographs. The wood siding at the ventilators will be repaired/replaced to match the original. New painted metal gutters will replace the existing gutter and downspout system.

e. All new buildings and site improvements

No new buildings or site improvements are proposed. Work is limited to addressing accessibility path of travel issues.

f. Discussion of your proposed project complies with applicable Historic District Design Guidelines, Standards and Criteria for Design Review of Exterior Alterations to Historic Structures, and the Secretary of the Interior's Standards for and Guidelines for Rehabilitating Historic Buildings.

See Below

Secretary of the Interior Standards Compliance

The compliance of the proposed seismic strengthening and exterior rehabilitation is reviewed below with respect to the *Rehabilitation Standards*. Each of the Standards are listed in italics, with a response providing a discussion regarding the proposed project's consistency or inconsistency with each standard. Given that the nature of the proposed work has limited exterior work, the Standards compliance review covers applicable Historic District Design Standards and Criteria for Design Review of Exterior Alterations to Historic Structures

(1) *A property shall be used for its 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 proposed project is consistent with this Standard. The kiln building is not currently occupied and no change is proposed.

(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 proposed project is consistent with this Standard. The historic character of the hop kiln structure will be retained and preserved, including the masonry walls, the three independent steeply-pitched pyramidal roofs topped with wood side-gabled ventilators and the timber-framed platform, conveyor and stair.

(3) *Each property shall 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 architectural elements from other buildings, shall not be undertaken.*

The proposed project is consistent with this Standard. No changes that create a false sense of history are proposed.

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

The proposed project is consistent with this Standard. The existing timber-framed platform replaced the original 1905 platform prior to 1956. The proposed reconstruction will match the existing, as it represents the structural evolution of this feature.

(5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.*

The proposed project is consistent with this Standard. The following distinctive features, finishes and construction techniques will be preserved:

- Historic masonry wall construction: the hop kiln masonry walls will be preserved. The non-historic mortar that extends over the existing face of the stone units will be removed, and mortar that matches the historic mortar (based on mortar analysis) will be reinstalled with a properly tooled joint that matches the original. Existing masonry cracks will be repaired with an injection grout and the surface will be patched and or grouted to match the original. Where original arched openings have been destroyed to fit large oven doors, they will be rebuilt to match the original masonry opening.

(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.*

The proposed project is consistent with this Standard. The historic wood elements such as the upper kiln doors and the side-gabled ventilators will be repaired wherever possible. Where the deterioration has advanced beyond retention, the wood will be replaced in kind to match the visual qualities and material of the original. The timber framed platform and stair has been inspected and the structural members are deteriorated and require replacement. The platform will be reconstructed to match the visual qualities and material of the existing. Where reinforcement of these members are required to meet current code, this reinforcement will be concealed, and the framing members will match the size of the existing framing members.

(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 proposed project is consistent with this Standard. The masonry walls will be cleaned using the gentlest means possible:

- The products specified for cleaning dirt and biological growth are proven manufacturers for historic masonry applications including ProSoCo and Controlled Environment Solutions. The rinse water pressure shall not exceed 500 pounds psi, and shall be sprayed through nozzles fitted with 15-20 degree wide nozzle tips. All pressure pumps are to be equipped with working pressure gauges. Scrubbing methods will be employed using natural fiber bristle brushes, for cleaning deeply embedded dirt and biological growth.

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

The proposed project is consistent with the Standard. There is no anticipated ground disturbance.

(9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be*

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project is consistent with this Standard. The project has been carefully designed to minimize exterior alterations, and there are no new additions or new construction. Where new elements are required by code, they have been designed to be differentiated from the historic construction.

- New Guardrails: the existing railing at the timber framed platform is approximately 30 inches high. Current code requires that guardrails be 42 inches high. The proposed project includes reconstruction of the wood framed deck and railing to match the original. In order to meet current guardrail requirements, a new metal railing will be mounted on top of the existing railing to a height of 42 inches. Metal mesh panels with narrow frames will be installed in the openings between the posts, on the inside face of the railing. The new metal elements will be constructed of dark metal, so that it will be compatible with the wood railing. It will be easily distinguished as a new element as they are a different material than the original railing. The detailing will ensure that these new elements will have a minimal visual impact on the open character of the existing wood framed railing.
- Stair Configuration: an existing wood framed stair is located on the east end of the timber framed platform. The existing stair does not meet code for rise and run, landing dimensions or exit width. The rebuilt stair has been designed to meet code, but is detailed to match the existing timber framed stair. The approach to the railing will match the design described above for the guardrail.

(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.*

There are no new additions or related new construction proposed as part of the seismic strengthening and exterior rehabilitation.

Sincerely,

Naomi Miroglio, FAIA