

MEMORANDUM

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Date: December 21, 2022

For: City of Napa, Planning Division

Subject: Certificate of Appropriateness, The Crescent, 2344 Old Sonoma Road

INTRODUCTION

A development project (Project) called The Crescent has been proposed for the former site of the Napa County Health and Human Services Campus (Project Site, see **Figure 1**). The 8.65-acre Project Site is located at 2344 Old Sonoma Road and is occupied by eleven buildings and six modular units, which are surrounded by landscaped areas, walkways, access roads, and surface parking areas. The Project Site is bounded by single-family houses and the Napa Christian School campus to the north, single-family houses on Gesford Street to the east, Old Sonoma Road to the south, and the Napa County Juvenile Justice Center and Walnut Street to the west.



Figure 1: Location of Project Site dashed in red (Google Earth, 2022)

The southeastern portion of the Project Site contains the remaining buildings of the Napa County Infirmary and was listed in the National Register of Historic Places (National Register) on June 4, 2018 (see **Figures 2 and 3**). Properties listed in the National Register are automatically included in the California Register of Historical Resources (California Register) and defined as mandatory historical resources by the California Environmental Quality Act (CEQA). Changes to the property are regulated by Municipal Code Section 15.52, which states the alteration, demolition, or relocation of any listed historical resource requires a Certificate of Appropriateness. The findings required for the approval of a Certificate of Appropriateness include compliance with the Secretary of the Interior's Standards (Standards). This memorandum was prepared for the Certificate of Appropriateness application for The Crescent Project proposed by the Napa Community Real Estate Fund, LP (Applicant).



Figure 2: Location of Project Site dashed in red and National Register District boundary highlighted in yellow (Google Earth, 2022)

Teresa Grimes | Historic Preservation (TGHP) was retained by the Applicant to review the schematic design plans for the Project to ensure that the proposed changes are consistent with the Standards. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Attachment A**.

METHODOLOGY

In preparing this memorandum, TGHP performed the following tasks:

- Reviewed existing information on the property including the National Register Form.
- Researched the construction history of the property to fill information gaps in the existing information.
- Conducted a site visit on January 3, 2022, to assess building conditions and to identify character-defining features.
- Provided advice to the Project Team on compliance with the Standards.
- Reviewed the attached schematic design plans prepared by Project M+ and dated December 15, 2022 for compliance with the Standards (see **Attachment B**).

DEVELOPMENT HISTORY

The property evolved over time with buildings constructed, demolished, relocated, and altered between 1869 and 1997. The development history below is based upon the 2017 National Register Form and supplemented with published sources in local newspapers, Sanborn maps, aerial photographs, architectural drawings, and historic photographs.

TABLE I	
Year	Event
1869	The County establishes an infirmary on a 20-acre parcel; Beeby Robinson & Son construct the first building.
1880 circa	A bird's eye view drawing shows the infirmary building oriented toward a crescent shaped driveway and lawn, and a water tower and ancillary building on the north (see Figure 4).
1890 circa	A cross-gabled hay barn is constructed to the north and a superintendent's cottage to the east of infirmary building.
1897	The County funds a new stone hospital building (west portion of Building B).
1901	The Sanborn Map documents the stone hospital building on the west, the infirmary building in the center, and the superintendent's cottage on the east; the components are connected on the north by a corridor. The hay barn and water tower are to the north (see Figure 5).
1910	The Sanborn Map shows more detail and subtle changes, but no major alterations since 1901 (see Figure 6).
1912	The County hires William H. Corlett to prepare plans for men's (Building A) and women's dormitories (Building C) (see Figures 7 to 8). The superintendent's cottage is moved further east.
1924	The Sanborn Map documents the stone hospital building on the west. The use is labeled hospital and the building has a front gabled roof and projecting front porch. The infirmary building in the center is the same as before; however, it is now shown as two stories. The use is labeled kitchen and dining room. The

TABLE I	
Year	Event
	superintendent's cottage is relocated to the east of Building C. The water tower on the north is gone. There are three new ancillary buildings around the hay barn on the north including a laundry (see Figure 9).
1934	The County receives funds from the Civil Works Administration to remodel the two-story center building (Building B) to match Buildings A and C. The 1897 stone hospital building is retained but altered. The front (south) porch is removed and replaced with a 14'0" x 29' x 6" enclosed addition (see Figure 10). The 1869 infirmary building is demolished and replaced with a new building. A colonnade is constructed between Buildings B and C. In addition, the front (south) porches of Buildings B and C are altered (see Figure 11). It appears that some of the 1934 improvements are based upon undated drawings by architect C.L. Hunt (see Figure 12).
1949	The Sanborn Map documents the stone building is preserved, but the remainder is demolished and replaced (Building B). The ancillary buildings include the superintendent's cottage on the east and the three buildings on the north (see Figure 13). The hay barn is now labeled "Helps Quarters."
1953	The Napa County Social Welfare Department constructs a new building at 2261 Elm Street.
1962	The institution becomes a licensed nursing facility for the elderly. The building interiors are altered to accommodate non-ambulatory patients.
1970	The proposed re-roofing plan indicates clay roof tiles will be replaced with asphalt shingles (see Figure 14).
1973	The institution closes as convalescent home because the buildings no longer meet State code. The County converts the property into an alcohol and mental health services facility and the name changes to Napa County Health and Human Services. Building A becomes a dining room and a crisis center; Building B becomes administrative offices, a conference room, and activity room; and Building C becomes overnight accommodations for male and female patients. Historic photographs show the front porches of Buildings A, B, and C have been enclosed by this time, but original windows remain (see Figures 15 to 16).
1995	The County adopts a new master plan for the property (see Figure 17). At this time, there are 12 buildings including six older buildings. The remainder are modular buildings.
1997	Buildings A, B, and C are renovated including new restrooms and ADA ramps; four new modular buildings are added; two existing modular buildings are moved; the hay barn is dismantled, and materials re-used in a new animal barn at Connolly Ranch; the maintenance building and superintendent's cottage are demolished, the colonnade that once connected Buildings B and C is also demolished.
2000s	The wood windows in Buildings A, B, and C are removed and replaced with vinyl windows between 1997 and 2012.

TABLE I	
Year	Event
2014	The stone hospital building (west portion of Building B) is damaged in the South Napa earthquake.
2016	The Health and Services Agency moves to a new location and the buildings are vacated.

SUMMARY OF NATIONAL ELIGIBILITY

Boundary and Contributing Resources

The property was listed in the National Register in 2018 as a district under Criterion A and Criterion C. The district boundary is generally rectangular in shape and includes the 1897/1934 hospital/infirmiry building (Building B) as well as the 1912 men's and women's dormitory buildings (Buildings A and C), which are oriented around the crescent shaped driveway and lawn. In addition to these three contributing buildings and one contributing feature, the district includes three non-contributing buildings (Buildings D, E, and F) that were added in the 2000s. The northern portion of the property was not included in the district boundary. It historically included farmland and ancillary buildings that supported the operation of the County Infirmiry; however, it was redeveloped by the Health and Human Services Agency from the 1950s through the 2000s and does not retain historic character.

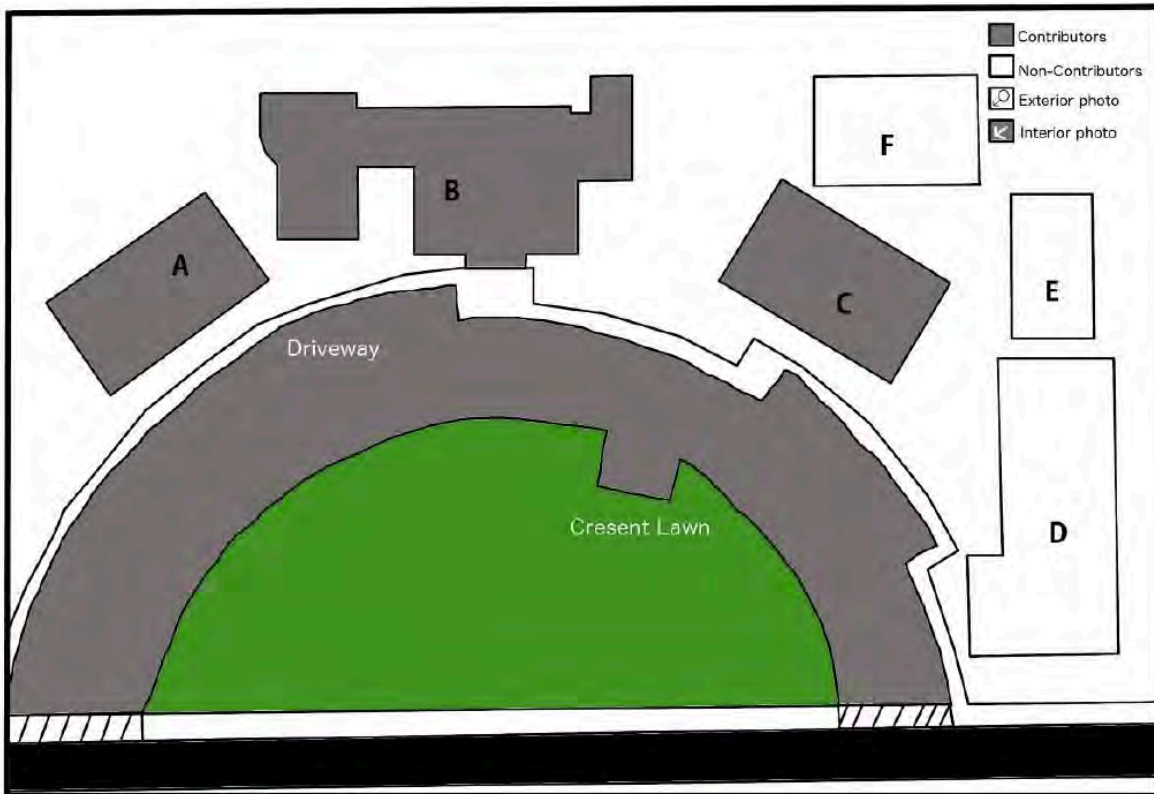


Figure 3: Boundary map from National Register Form (2017)

Significance

The district is significant under Criterion A at the local level for its association with the development of Napa County's government institutions during the nineteenth century and the subsequent expansion of local government in response to population growth. The period of significance begins in 1912 with the construction of the men's and women's dormitory buildings (Buildings A and C) flanking the hospital/infirmery building (Building B). Why the period of significance on the National Register Form did not begin in 1897 with the construction of the stone hospital building (west portion of Building B) is unclear. The period of significance ends in 1962, when the County Infirmary ceased to function. The district is also eligible at the local level for its architecture from the period between 1912 and 1934. The three buildings and crescent shaped driveway and lawn are linked by plan and use and form a physical record of early-twentieth century institutional architecture. The 1912 buildings designed by master architect W. H. Corlett¹ represent an early use of reinforced concrete construction and are the first regional examples of a progressive cottage plan institution. They are also excellent examples of Corlett's ability to blend utilitarian considerations such as fireproof construction and cost-consciousness with aesthetically distinctive buildings with Mission Revival style features.

Alterations

The National Register Form noted the following alterations that were confirmed by the investigations conducted for this memorandum:

- The removal of the clay roof tiles and replacement with composition shingles on all three contributing buildings.
- The removal of the wood sashes and replacement with vinyl sashes on all three contributing buildings. However, window openings were not re-sized and a few original wood sashes remain.
- The enclosure of the arched front (south) porches on all three contributing buildings.
- The removal of front (south) entrance doors on all three contributing buildings.
- The removal of back (north) porches on Buildings A and C.²
- The removal of front and back steps and the addition of ADA ramps on all three contributing buildings.
- The addition of mechanical equipment and a screen on top of Building B.
- The surrounding new development including institutional buildings on the north and residential buildings on the east.

The National Register Form states that the three contributing buildings appear to retain much of their original interior fabric, but the investigation conducted for this memorandum found

¹ The summary statement of significance attributes the 1934 portion of Building B to Corlett, but the narrative makes clear that he was not the architect.

² Not noted on National Register Form.

that was not the case. Floor plans have been reconfigured and materials have been replaced repeatedly.

Integrity

Notwithstanding the alterations noted above, the National Register Form found the district retains all seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association.

CHARACTER-DEFINING FEATURES

Character-defining features are the architectural components that contribute to a building's sense of time and place. *Preservation Brief No. 17: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* notes:

A complete understanding of any property may require documentary research about its style, construction, function, its furnishings, or contents; knowledge about the original builder, owners, and later occupants; and knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.³

The character-defining features of contributing buildings can be generally grouped into three categories: the overall visual character, the exterior materials and craftsmanship, and the interior spaces, features, and finishes. The relative importance of character-defining features depends on the level of craftsmanship, visibility, and integrity. The character-defining features of the National Register District are listed below:

Overall Visual Character

- Crescent shaped driveway and lawn
- Orientation of contributing buildings to driveway
- Collection of individual buildings
- Residential feeling despite institutional use
- One story height
- Raised basements
- Rectangular forms (Buildings A and C)
- Irregular form (Building B)
- Reinforced concrete construction (Buildings A and C)

³ Lee H. Nelson, "Preservation Brief #17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character," US Department of the Interior, National Park Service, Cultural Resources, 1.

- Mission Revival style
- Steeply pitched hipped roofs
- Symmetry of south facades (Buildings A and C)

Exterior Materials and Craftsmanship (Buildings A, B, and C)

- Lightly textured stucco walls
- Cut stone foundation (Building B)
- Overhanging eaves
- Exposed carved rafter tails
- Dormers
- Belt courses between basements and first floors
- First floor window openings
- Basement vent openings
- Wood window frames, sills, and sashes remaining in a few locations

Interior Spaces, Features, and Finishes (Buildings A, B, and C)

- None

PROPOSED PROJECT⁴**Introduction**

The proposed Project will demolish nine existing buildings, rehabilitate three existing buildings, and construct six new condominium buildings and eight new single-family houses. The three rehabilitated buildings are the three buildings (Buildings A, B, and C) that contribute to the National Register District. Among the demolished buildings are the three non-contributing buildings (Buildings D, E, and F) to the National Register District (see **Figure 3**).

It should be noted that the proposed Project changes the naming conventions for the three contributing buildings from Buildings A, B, and C to Buildings C1, C2, and C3. For the sake of simplicity, this memorandum uses the existing naming conventions. The central Building B will be adaptively reused as a community-serving café, art studios, and event spaces. Buildings A and B will be adaptively reused as residential units, with three units in each building.

Two new buildings will be constructed within the boundary of the National Register District. One of these (called the Crescent Building) will occupy the former location of the non-contributing Building D that will be demolished. The other new building (called the Carriage Building) will be situated behind (northwest) Buildings A and B. The Carriage Building will include three townhomes and the Crescent Building will include three townhomes and one flat.

⁴ Project description provided by the Applicant.

The center of the Project Site will be occupied by three more new buildings with 101 condominium units constructed on top of a semi-subterranean parking garage. These buildings will be two to four stories in height and arranged in courtyard configurations (Courtyard Buildings). A small portion of one of these Courtyard Buildings is located within the National Register District boundary. The eastern edge of the Project Site will include eight new single-family houses, three of which will be within the boundary of the National Register District. The height, scale, design, and massing of these houses creates a transition between the new Courtyard Buildings to the west and the adjacent single-family neighborhood to the east. The Project will also include a new three- and four-story building with 40 condominium units to the northwest. This building (called the Redwood Building) will be accessed from Walnut Street and is not located within the boundary of the National Register District. Residential units on the Project Site will total 162 units. See **Attachment B** for the proposed Project plans.

Building Design Features

The goals that lead to the design of the proposed Project included enhancing the integrity of the National Register District, creating new housing that blends into the neighborhood organically, and rehabilitating the three contributing buildings in compliance with the Standards.

The integrity of the National Register District will be enhanced by rehabilitating the three contributing buildings, removing the three non-contributing buildings, preserving the crescent shaped driveway and lawn, and constructing two new non-contributing but compatible buildings.

A variety of new residential buildings will be constructed throughout the remainder of the Project Site with a mixture of unit sizes and affordability levels. Building types will include courtyards, townhouses, triplexes, and single-family houses. The architectural styles of the new buildings reflect the architectural vocabulary of Napa and complement the architecture of the three contributing buildings. The site plan was developed around mature trees to avoid a regimented pattern. To ensure that the Project blended into the neighborhood, the Applicant retained two different architecture firms who each brought their own aesthetic viewpoint to the Project.

The three contributing buildings will be rehabilitated in compliance with the Standards. The State Historical Building Code will be used to preserve the character-defining features of the contributing buildings, while converting them to new uses, updating mechanical systems, and providing reasonable access to the physically disabled. The contributing buildings will be preserved in their entirety maintaining building heights and shapes, roof forms and details, fenestration patterns, and stucco walls. Original features will be repaired as necessary using recognized methods. A key component of the Project will be removing insensitive alterations and restoring missing features to improve the historic character of the contributing buildings. This work will include removing non-original vinyl sashes, slab doors, composition roof shingles,

mechanical equipment, and ADA ramps and restoring clay tile roofs, wood window sashes and basement vents, front and back porch configurations, and wood paneled doors. New features required for the new uses will be located on rear (north) facades, which are not visible from Old Sonoma Road.

Sustainability

The Project will include solar panels on most of the new buildings and Energy Star appliances and low flow plumbing fixtures throughout. Electric Vehicle (EV) chargers will be provided in the parking garage. The single-family house will have laundry to landscape graywater systems installed.

Open Space and Landscaping

The landscape design will retain over 50 of the existing 86 trees, retain the crescent shaped open space, and create over 90,000 square feet of common open space for the Project Site. The Project will include approximately one mile of new trails and walks to connect the new residential buildings, seven gardens, and ten courtyards.

The new landscape palette will predominately include appropriate native and ornamental plant material that is sustainable to the local climate. The landscape water needs will meet the local Water Use Requirements, as mandated by the State of California.

Additional sustainable features in the landscape include:

- installation of bio-retention and infiltration systems to clean and reduce storm water runoff,
- planting up to 100 additional trees to reduce heat island effect,
- inclusion of solar energy Photovoltaic panels on pergolas,
- installation of low flow drip and smart irrigation, and
- installation of appropriate tree types and placement to reduce energy costs of the buildings.

The existing crescent shaped open space will be slightly reduced to meet sustainable water use requirements but will still include approximately 20,000 square feet of lawn for resident use. Seven on grade gardens will incorporate various amenities such as, seating areas, jogging trails, horseshoe pits for play or bean bag toss, picnic areas, short term bicycle parking stations, free play open space and quiet contemplative areas. Ten courtyards constructed over the parking garage will offer residents shaded spaces, communal conversation seating areas, barbecuing opportunities, dining spaces and private open space patios. All of the gardens and courtyards will be accessible to the residents.

SECRETARY OF THE INTERIOR'S STANDARDS

The required findings for the approval of a Certificate of Appropriateness are based upon Municipal Code Section 15.52.070 (F) (2):

- b. The project does not adversely affect the special character of historic, architectural, or aesthetic interest or value of the local landmark district; and
- c. The project is consistent with the applicable Secretary of the Interior's Standards; and
- d. The project is consistent with applicable historic design guidelines. (O2015-15, 12/15/15)

The Standards were issued by the National Park Service and are accompanied by Guidelines for four types of treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. The most common treatment and the one that applies to the proposed project is rehabilitation.

The definition of rehabilitation assumes that at least some repair or alteration of the historic property will be needed in order to provide for efficient, ongoing use; however, these repairs and alterations should not damage or destroy materials, features, or finishes that are important in defining the property's historic character.

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance as a whole.

In accordance with Municipal Code Section 15.52.070 (F) (2) (c) the Project is analyzed below for compliance with the Standards for Rehabilitation.

Standard 1. A property will 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 property was originally constructed as the Napa County Infirmary; however, it has not been used for that purpose since 1962. Between 1962 and 1973, the property was used as a licensed nursing facility for the elderly. In 1973, the facility closed, and the property was converted into an alcohol and mental health services facility. That facility closed in 2016. The proposed Project will convert Buildings A and C into residential condominiums; three units in each building. Building B will be converted into an event space, café, and community arts center. These new uses will require minimal changes to the character-defining features of the contributing buildings. Most of the changes involve adding new dormers on the rear (north) roofs of Buildings A and C to allow for the use of the attic spaces. Additionally, a few window openings

on the rear facades of Buildings A, B, and C will be lowered and converted into doorways. The crescent shaped driveway and lawn will continue to provide vehicular circulation and open space, respectively. The Crescent Building will be the only new building that is clearly visible from Old Sonoma Road. It will replace a non-contributing building that is not compatible with the historic character of the property. As discussed further under Standard 9, the Crescent Building is compatible with the massing, size, scale, and architectural features of the contributing buildings. Therefore, the Project complies with Standard 1.

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

The Project complies with Standard 2 because the historic character of the contributing buildings and landscape feature as well as the district as a whole will be retained and preserved. The Project does not propose the removal of any of the character defining features described above. The demolition activity described above is limited to the removal of non-contributing buildings and non-original materials and features such as roof shingles, vinyl windows, and ADA ramps.

Standard 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 architectural elements from other buildings, will not be undertaken.

The use of architectural features or elements from other buildings is not proposed as part of the Project. The contributing buildings rather than other buildings have been used as the source of inspiration for minor alterations on the rear (north) facades of the contributing buildings. Therefore, the Project complies with Standard 3. As discussed further under Standard 9, the new buildings within the boundary of the district have been designed to be compatible but distinguishable as new.

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

As previously stated, the district is significant in different contexts with different periods of significance. The period of significance under National Register Criterion A is 1912 to 1962 and the period of significance under National Register Criterion C is 1912 to 1934. The Project complies with Standard 4 because none of the alterations to the contributing buildings after 1962 have acquired historic significance in their own right. These changes were made to improve the building's mechanical systems and to provide accessibility, but without regard for aesthetics. These changes have diminished the integrity of the contributing buildings and the Project proposes to reverse these changes to improve the historic and architectural character of the district.

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

The Project complies with Standard 5. The contributing buildings are fairly simple in design and construction, which reflects their institutional use as a poor farm, their Mission Revival style that lacked ornamentation, and (in the case of Building B and alterations to Buildings A and C) their period of construction during the Great Depression. Some of the distinctive features such as wood sash windows and clay tile roofs have been removed and will be restored by the Project. The most distinctive construction technique within the district is the use of reinforced concrete construction in Buildings A and C, which will be preserved.

Standard 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 other visual qualities and, where possible, materials. Replacement of missing features will be substantiated by documentary, physical, or pictorial evidence.

The only feature that is deteriorated is the cut stone, which is primarily exposed along the foundation and small sections of the east and west facades of the 1897 portion of Building B. The stone has been painted, which captured moisture. As a result, the outer surface is spalling, which has accelerated the weathering. The precise treatment of the stone has not been determined. A qualified building materials conservator will be retained to further assess the condition of the stone and recommend a treatment ranging from preservation to consolidation. At a minimum the stone will be preserved, which means the paint will be removed and a new permeable coating will be applied to stop future decay.

In addition, some stone units have fallen from the west facade as a result of seismic activity. To address both the fallen stones and the structural condition of the remaining stones, the architect and structural engineer have devised a solution that includes reinforcing the existing building walls with shotcrete installed on the interior side of the walls, and then attaching the existing stone (including stones that have fallen and will be re-installed) to the new shotcrete structure using reinforcing steel and epoxy (see **Figure 18**).

Other features such as the stucco walls and wood rafter tails are in good to fair condition and will be repaired as necessary.

As discussed under Standard 5, some of the features are missing. These include wood sash windows, clay roof tiles, and front (south) and rear (north) porch configurations and details. New wood sashes have been designed to match the few original ones that remain as well as the historic drawings and photographs. Clay tile roof tiles have been selected to resemble the historic drawings and photographs.

Front and rear porches have been designed to match the historic drawings and photographs. In Buildings A and C, the current front steps will be removed, the lower portions of the front and

rear walls will be preserved, and new front and rear steps will be created. On the front porches, the non-original vinyl windows will be removed, and the wood windows restored to the 1934 design. On the rear porches, the non-original infill will be removed so the arched openings can be restored.

In Building B, the main entrance to the 1934 portion of the building is essentially intact; however, the arched openings have been infilled with vinyl windows. The vinyl windows will be removed to restore the original open porch. On the rear, the corridor that connects the 1934 and 1897 portions has been infilled and the access was reconfigured with an ADA ramp. These non-original features will be removed. However, there are no historic drawings or photographs of the north façade. The original configuration of the corridor is evident from the physical evidence, but the design is unknown. As discussed under Standard 9, the new railing is simple in design, which is in keeping with the Mission Revival style of the building.

For all of the reasons discussed above, the Project will comply with Standard 6.

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

Any chemical or physical treatments deemed necessary for the repair and restoration of historic materials and features will be conducted in accordance with National Park Service standards and guidance using the gentlest means possible. No treatments that cause damage to historic materials will be used. Therefore, the Project complies with Standard 7.

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

The Project will require ground disturbing activities, but mostly outside the boundary of the district. The Courtyard Buildings will be constructed on top of a semi-subterranean parking garage, which will be approximately 7' below grade. The Redwood Building, Crescent Building, Carriage Building, and single-family houses will require excavations for footings 2' to 3' below grade.

The 2012 EIR for the proposed Napa County Health and Human Services Agency Campus Project did not identify any previously recorded archaeological resources of significance on the property. In the event of the discovery of archaeological resources during construction, established protocols will be followed to ensure the appropriate documentation and protection. Therefore, the Project will comply with Standard 8.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old and will be compatible with the massing, size, scale,

and architectural features to protect the historic integrity of the property and its environment.

The Project complies with Standard 9. The Project does not propose any new additions to the contributing buildings. Exterior alterations are proposed to the rear (north) facades of Buildings A, B, and C. The new doorways will require the removal of only small segments of stucco walls. The original wood doors have five panels, while the doors in new openings have three panels. Similarly, the new dormers will penetrate the rooflines; however, the historic material (clay tile) is already missing. The new dormers will match the size of the original dormers, but the windows will be different. The original dormers have three multipaned windows, while the new windows will have single panes. Therefore, this new work will not destroy significant amounts of historic materials that could not be restored and will be subtly differentiated from the old. The decks associated with the new entrances on Buildings A and C and the corridor on Building B will be simple in design and construction to complement but not mimic the Mission Revival style.

The new construction within the boundary of the district principally includes the Carriage Building and Crescent Building. Only the Crescent Building will be clearly visible from Old Sonoma Road. The Carriage Building as well as the Courtyard Buildings, Redwood Building, and single-family houses will not be visible from Old Sonoma Road (see **Figure 19**). In any case, all of the new construction is based upon Northern California architectural traditions. The Carriage Building and Crescent Building were specifically designed to be compatible with the massing, size, and scale of the contributing buildings. Instead of Mission Revival, the new buildings will take their cues from the Shingle Style because the buildings that once stood in these general locations were wood frame and wood clad with pitched roofs. The new buildings will be clad in cementitious siding with wood trim and details, the fenestration will consist of wood windows, the foundations and porches will be stone, and the roofs would be clad in asphalt shingles.

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 Project complies with Standard 10. All elements of the Project have been designed in a manner that is reversible. The Project does not propose any additions to the contributing buildings. As discussed under Standard 9, minor alterations are proposed to the rear (north) facades of Buildings A, B, and C. If the new doorways and dormers were removed in the future, the essential form and integrity of the contributing buildings would be unimpaired. The doorways will require openings in the walls and the dormers will require openings on the roofs. The walls and roofs could be easily restored to their original configurations with little if any physical or visual impact to the contributing buildings. The new construction within the boundary of the district principally includes the Carriage Building and Crescent Building. Although they are designed as permanent improvements, in the abstract they could be easily removed in the future without impairing the integrity of the district because they are free standing.

RECOMMENDATIONS

- An experienced practitioner should be consulted regarding the specific treatment of the cut stone in Building B.
- Test patches of selected cleaning, paint removal, or consolidation methods for the cut stone in Building B should be conducted in discrete locations prior to widespread use.
- Sandblasting or any other abrasive cleaning methods should not be used to prepare or clean exterior stucco in Buildings A, B, or C.
- At the completion of the Project, the National Register District should be amended to exclude the single-family houses and the portion of the Courtyard Building within the boundary following *National Register Bulletin 15, Guidelines for Selecting Boundaries*.

CONCLUSION

After reviewing the schematic design plans prepared by Project M+, TGHP has concluded that the Project will comply with the Standards. The character-defining features of the district will be retained and, in some cases, restored. The proposed alterations are limited to those necessary for the change of use and for improving the functionality, accessibility, and safety of the contributing buildings. The non-contributing buildings that will be demolished diminished the historic character of the district. With one exception, the new non-contributing buildings will not be clearly visible from Old Sonoma Road. The new non-contributing buildings are consistent with the historical development pattern of the district and compatible with the architecture of the contributing buildings.



Figure 4: Bird's eye view, circa 1880.

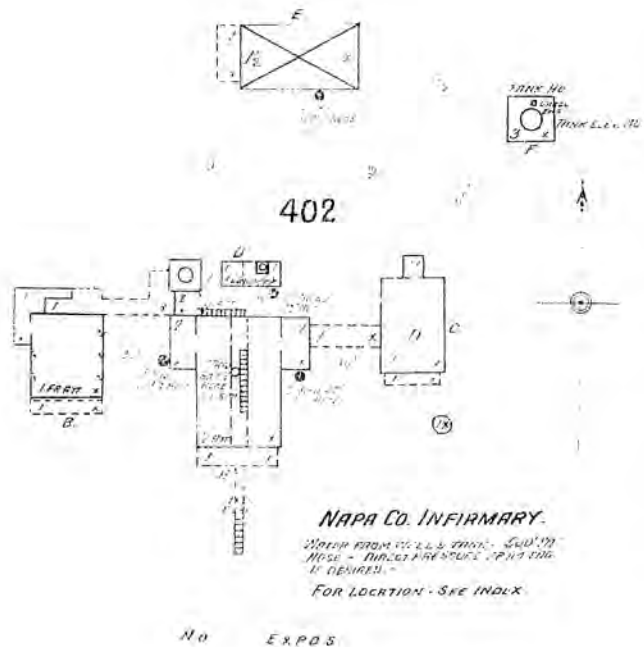


Figure 5: Sanborn Map, Sheet 26, 1901.

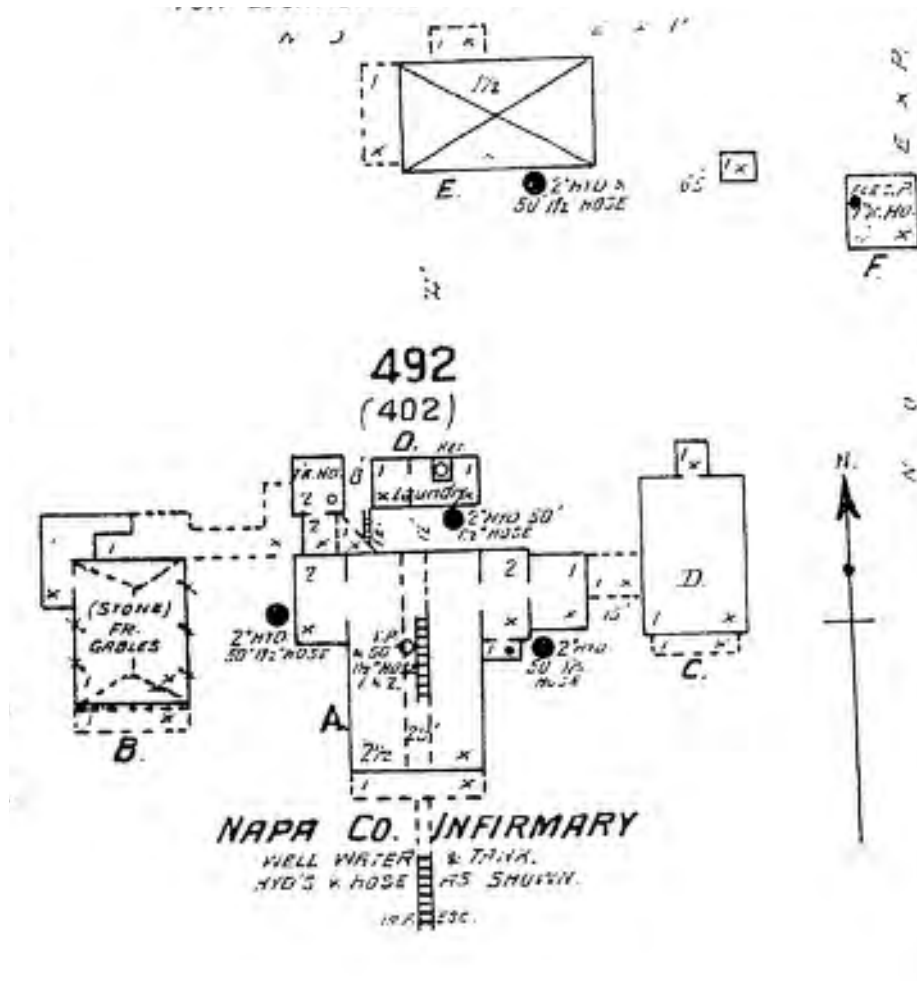


Figure 6: Sanborn Map, Sheet 33, 1910.

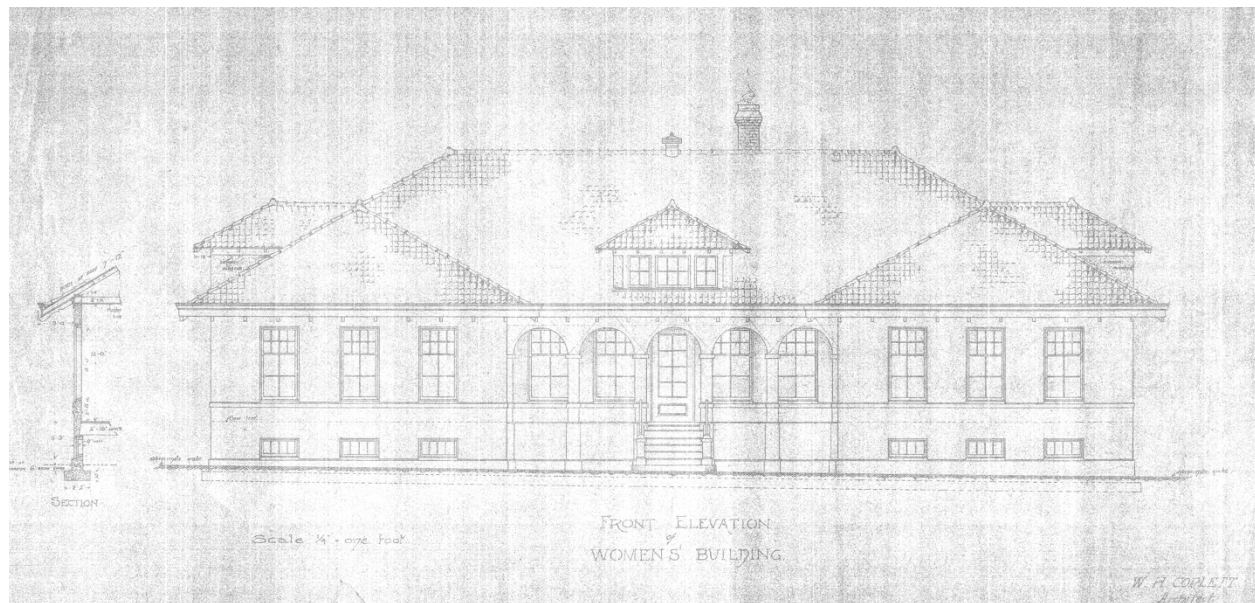


Figure 7: Building C, South Elevation William H. Corlett, 1912.

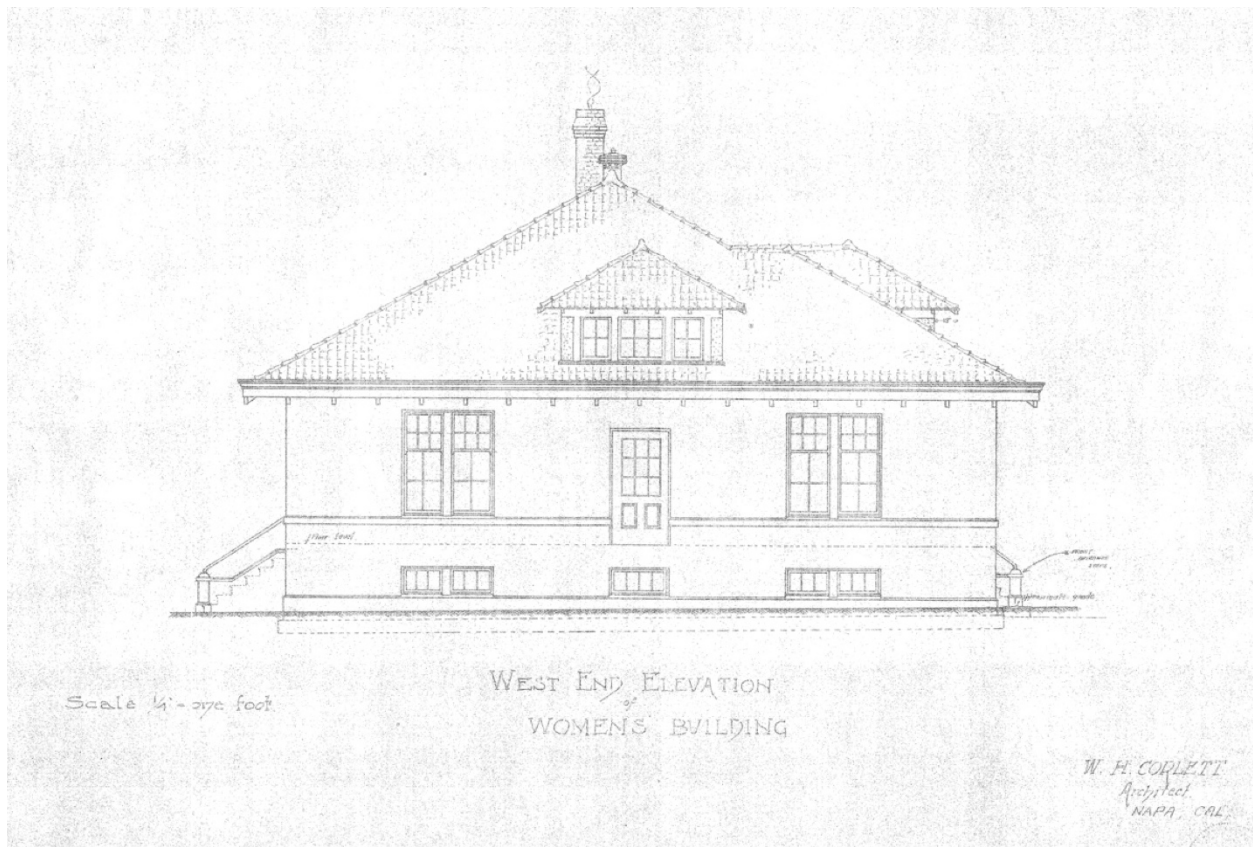


Figure 8: Building C, West Elevation William H. Corlett, 1912.

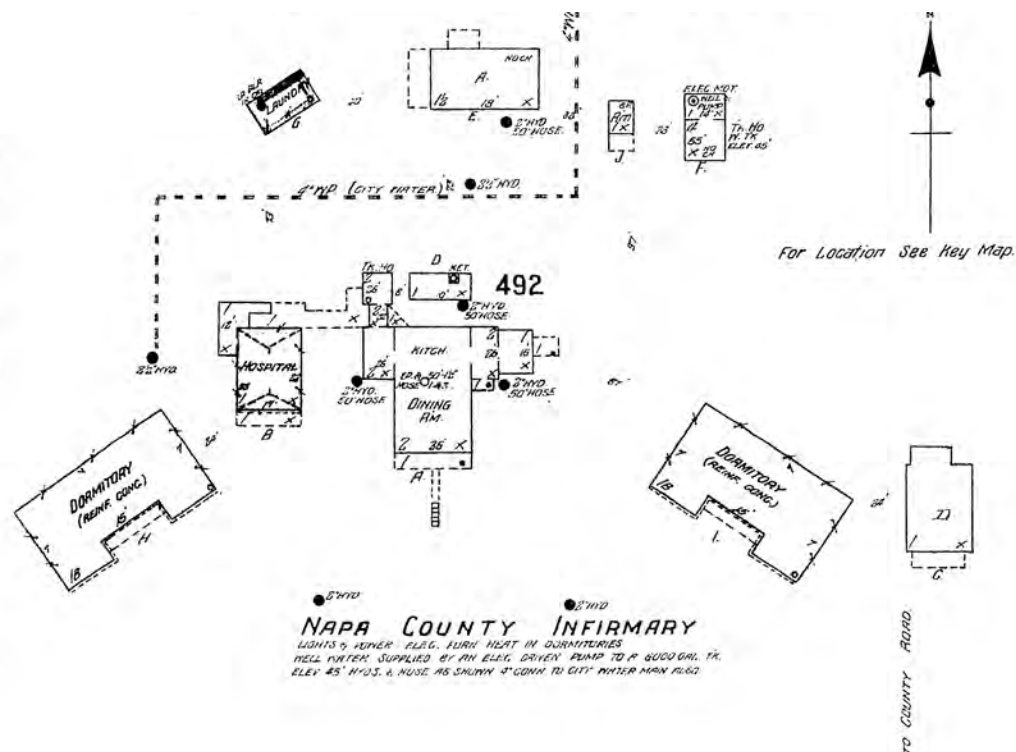


Figure 9: Sanborn Map, Sheet 33, 1910.

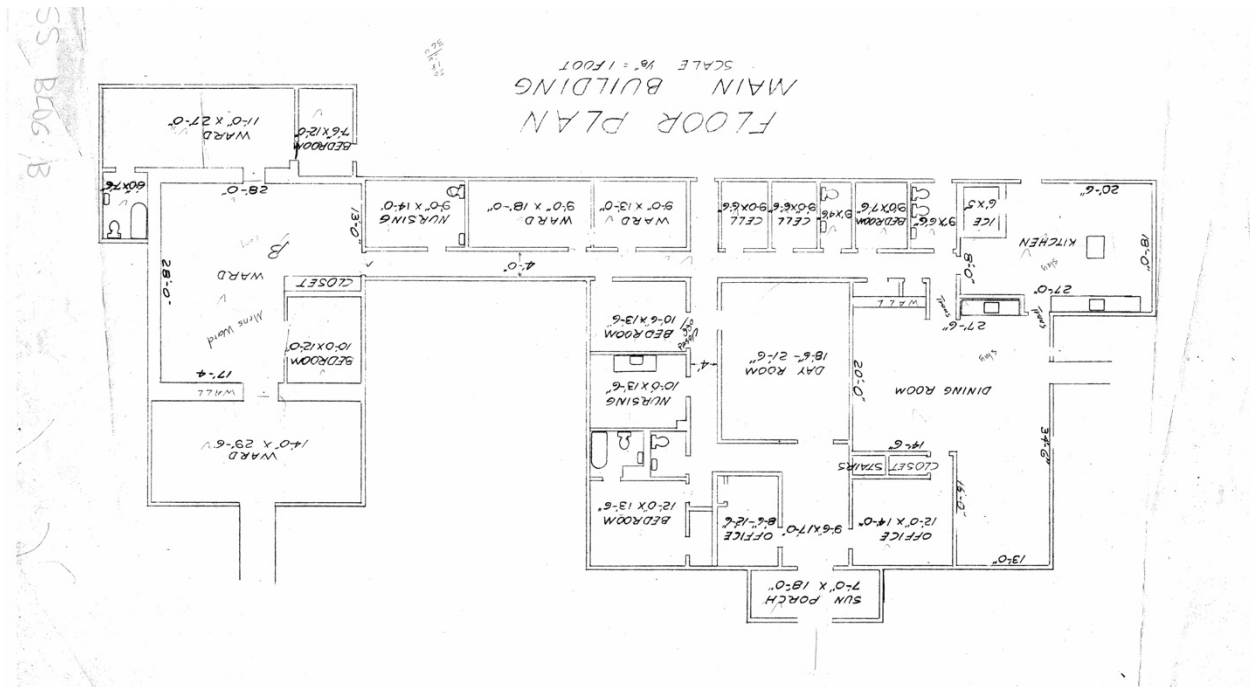


Figure 10: Building B Floor Plan, C.L. Hunt, 1934.

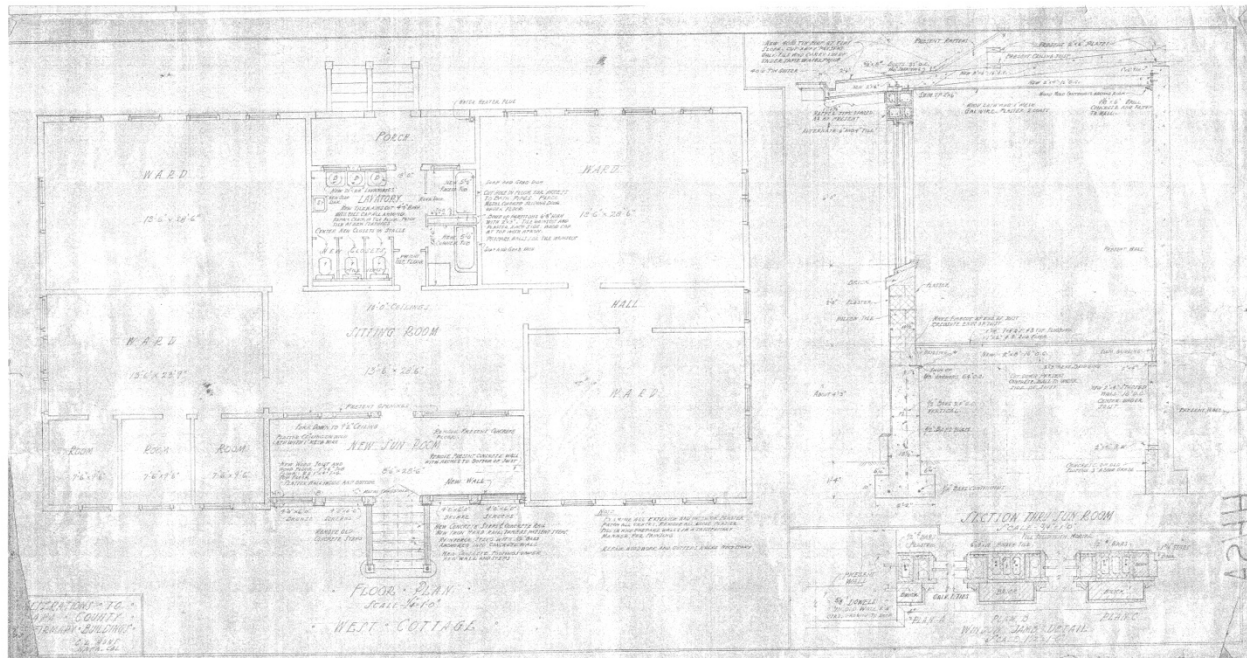


Figure 11: Building A Floor Plan, C.L. Hunt, 1934.

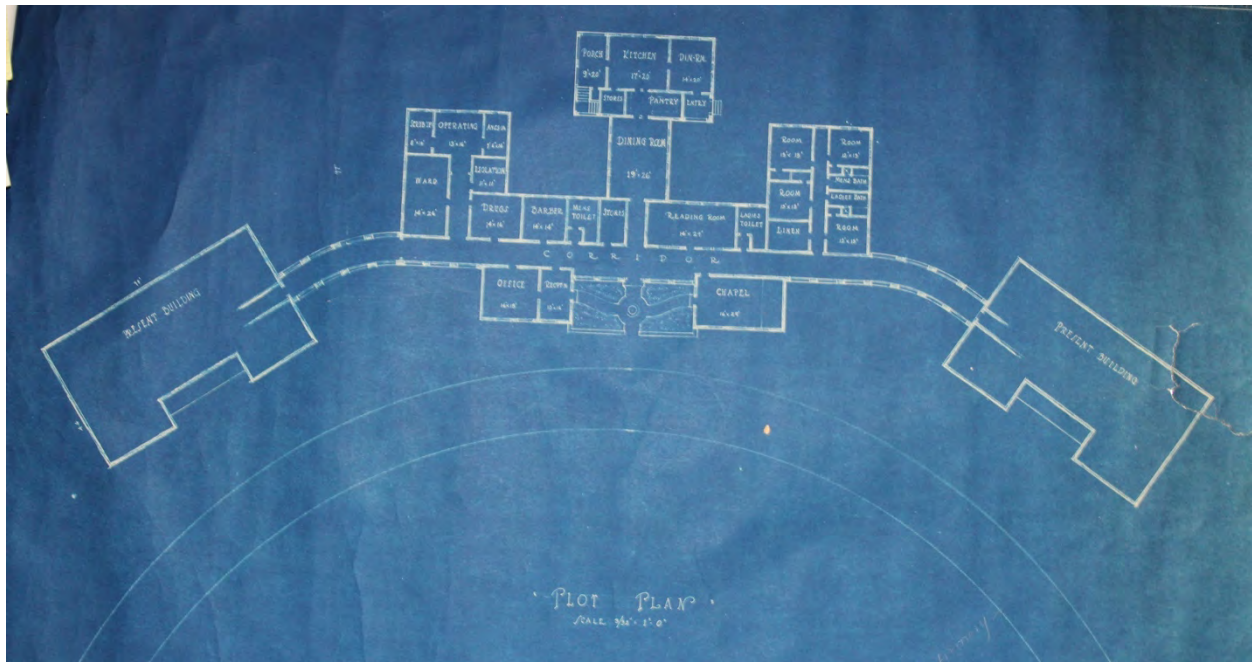


Figure 12: Proposed Plot Plan, C.L. Hunt, circa 1934.

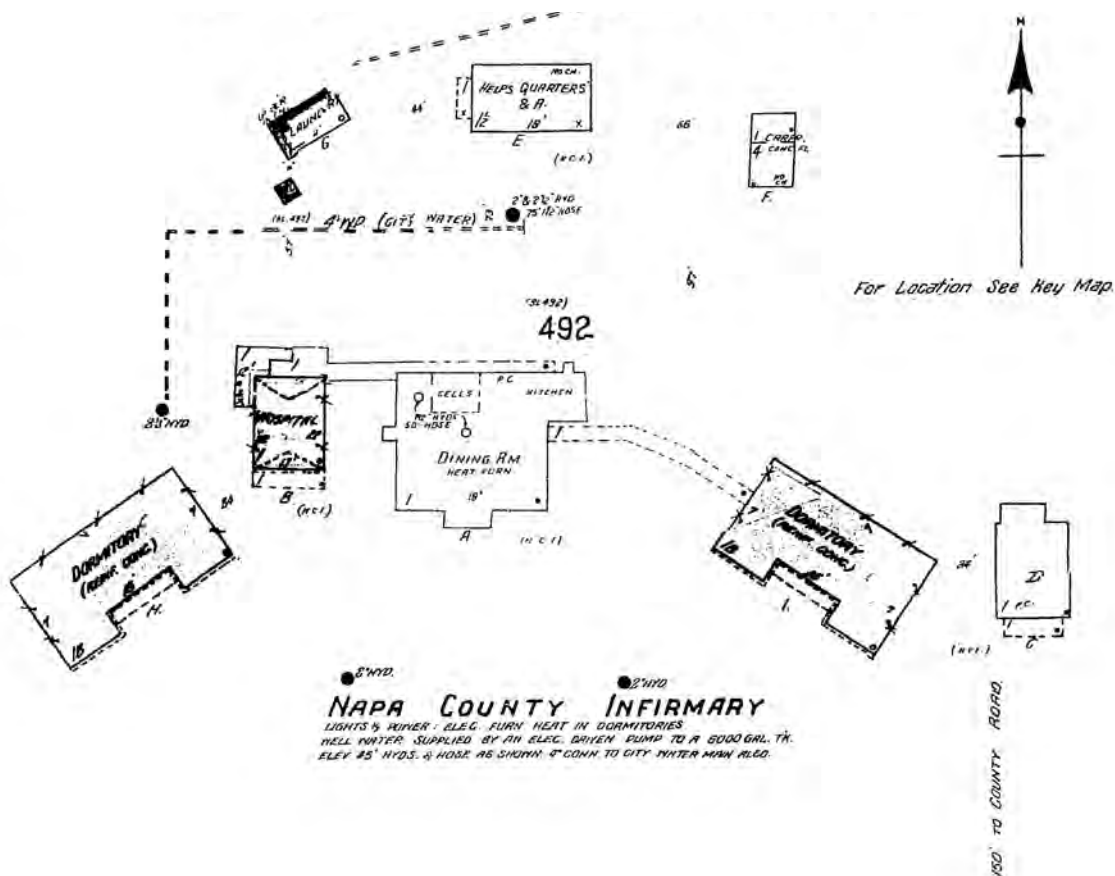


Figure 13: Sanborn Map, Sheet 3, 1949.

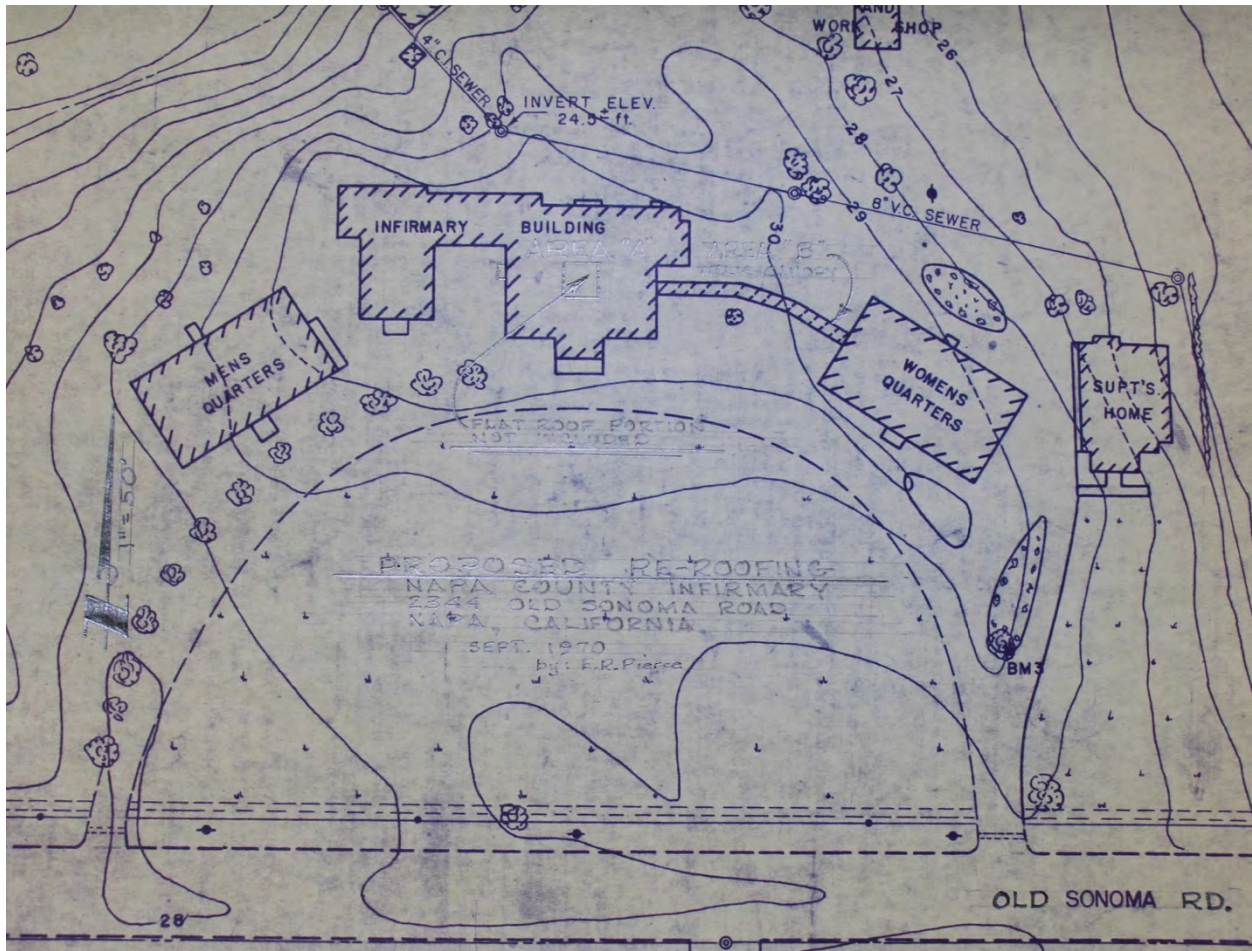


Figure 14: Re-roofing plan, E.R. Pierce, 1970.



Figure 15: Building B, South Façade, 1973.



Figure 16: Building C, South Façade, 1973.

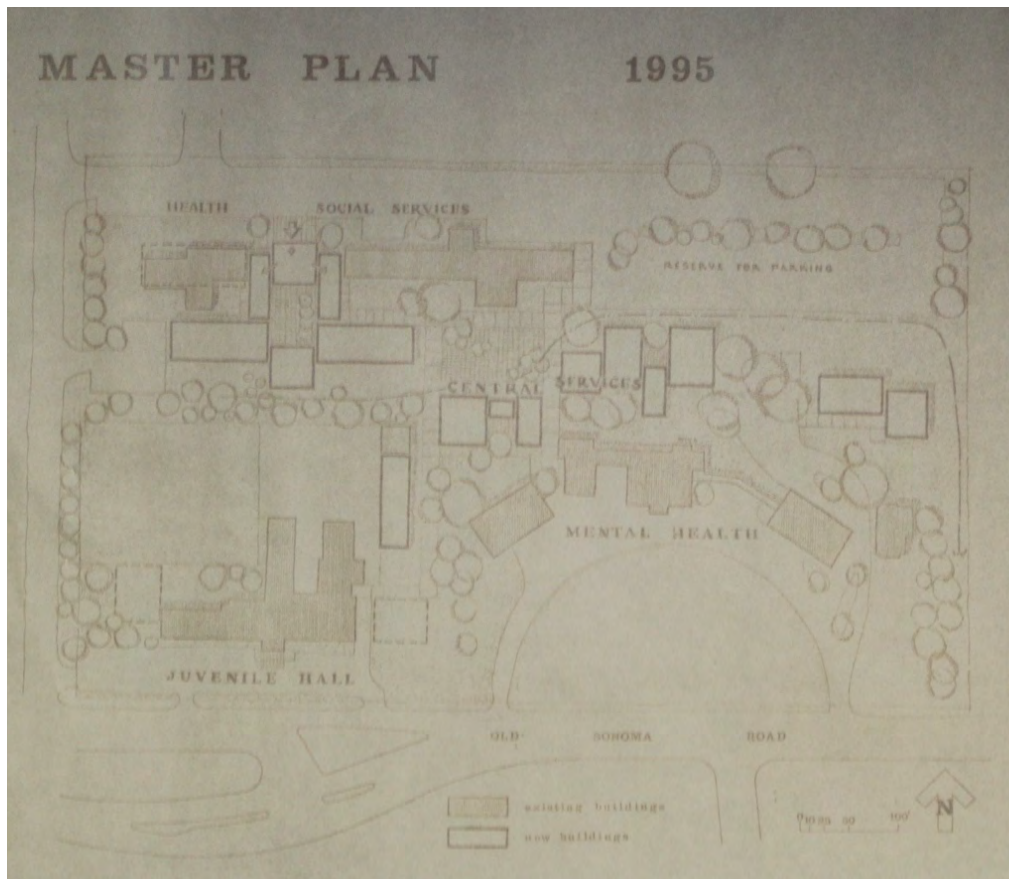


Figure 17: Master Plan, 1995.

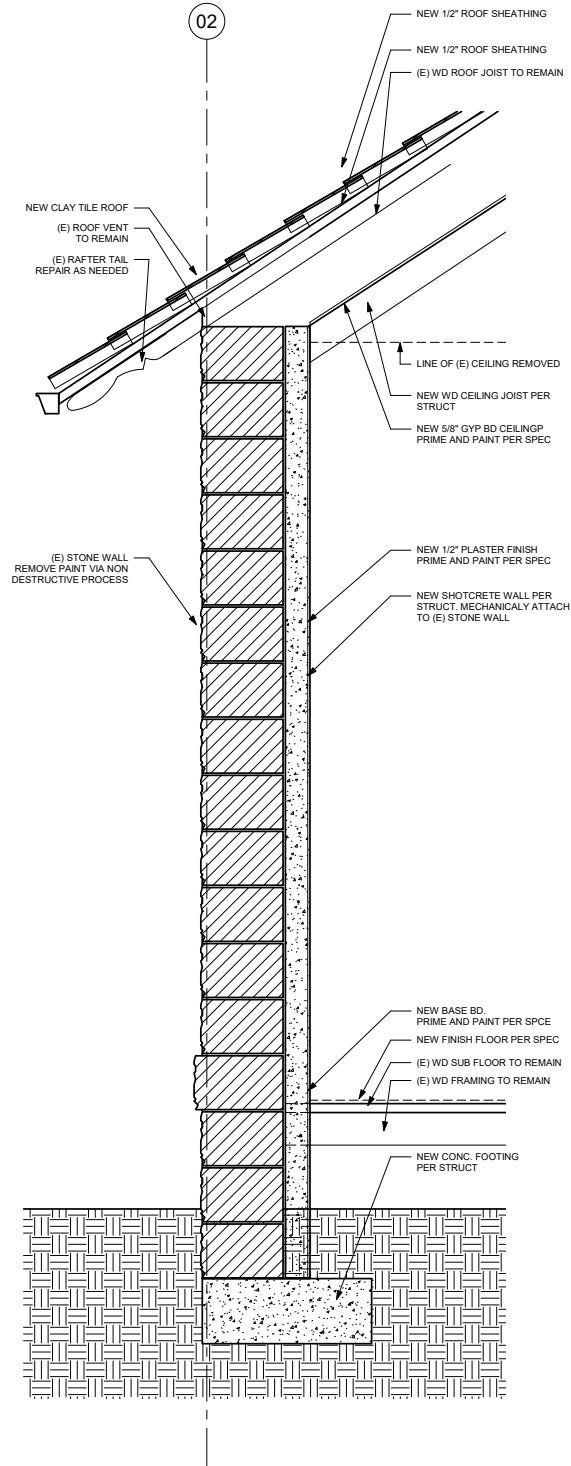


Figure 18: Proposed treatment of cut stone in Building B.

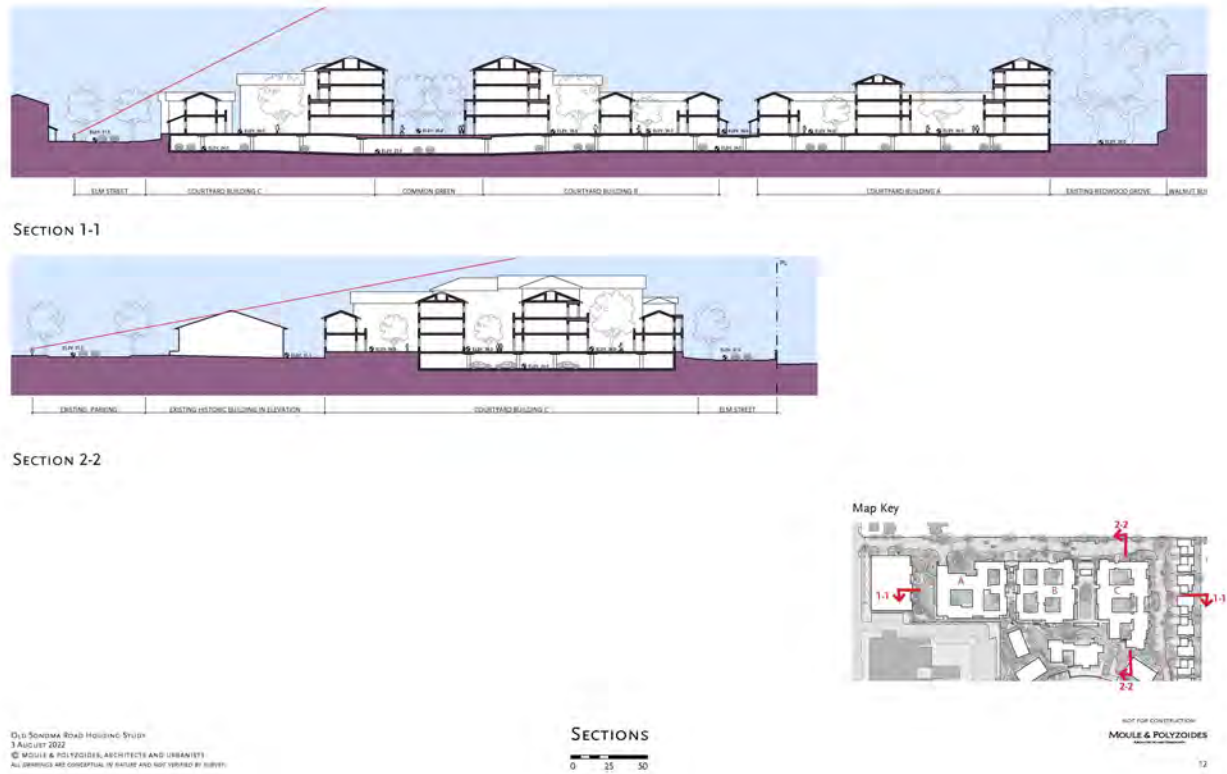


Figure 19: Sight Line Studies, Moule & Polyzoides Architects, 2022.

ATTACHMENT A - Resume

TERESA GRIMES | Historic Preservation

Teresa.Grimes@icloud.com
323-868-2391

Teresa Grimes has 30 years of experience in the field of historic preservation. She is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Teresa graduated from the University of California with a Master of Art degree in Architecture and has worked in the private, public, and non-profit sectors.

Maintaining a leadership role from inspection to completion, Teresa has overseen numerous rehabilitation and adaptive reuse projects as well as expertly guided property owners through the process of securing Federal Rehabilitation Tax Credits and Mills Act Historic Property Contracts. She has managed the preparation of historic structure reports and worked with architects and engineers to comply with the Secretary of the Interior's Standards.

Educational Background

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

Qualifications

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

Professional Experience

- Teresa Grimes | Historic Preservation, Principal, 2020 - Present
- GPA Consulting, Principal Architectural Historian, 2009-2020
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes | Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

Federal Rehabilitation Tax Applications

- **Bank of Italy Building/Nomad Hotel, 649 S. Olive Street, Los Angeles, 2015-2018** - Managed Federal Rehabilitation Tax Credit application and National Register nomination, worked with architects and engineers on compliance with Secretary of the Interior's Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.
- **Breakers Hotel, 200 E. Ocean Boulevard, Long Beach, 2018** – Managed Part 1 Federal Rehabilitation Tax Credit application.
- **Casa de Rosas, 2600 S. Hoover Street, Los Angeles, 2017-2020** - Managed Federal Rehabilitation Tax Credit application, worked with architects and engineers on compliance with Secretary of the Interior's Standards,

monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.

- **Elks Lodge No. 99, 607 S. Park View Street, Los Angeles, 2019-Ongoing** – Managed Part 1 and Part 2 Federal Rehabilitation Tax Credit applications, working with architects and engineers on compliance with Secretary of the Interior’s Standards, coordinating approvals with State Office of Historic Preservation and National Park Service.
- **Equitable Building, 6253-63 Hollywood Boulevard, 1999-2000** – Prepared Part 1 and Part 2 Federal Rehabilitation Tax Credit application. Project was sold to developer who did not qualify for program.
- **Executive Office Building, Old Warner Brothers Studio, 5800 Sunset Boulevard, Los Angeles, 2001-2002** - Prepared Federal Rehabilitation Tax Credit application and National Register nomination, worked with architects and engineers on compliance with Secretary of the Interior’s Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.
- **Gerry Building, 910 S. Los Angeles Street, Los Angeles, 2001-2004** - Prepared Federal Rehabilitation Tax Credit application and National Register nomination, worked with architects and engineers on compliance with Secretary of the Interior’s Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.
- **Hoover Hotel, 7035 Greenleaf Avenue, Whittier, 1999-2002** - Prepared Federal Rehabilitation Tax Credit application and National Register nomination, worked with architects and engineers on compliance with Secretary of the Interior’s Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.
- **Hotel Rosslyn Annex, 112 W. 5th Street, Los Angeles, 2011-2014** - Managed Federal Rehabilitation Tax Credit application, worked with architects and engineers on compliance with Secretary of the Interior’s Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.
- **Kerckhoff Building and Annex, 121 E. 6th Street, Los Angeles, 2001-2007** - Prepared Federal Rehabilitation Tax Credit application and National Register nomination, worked with architects and engineers on compliance with Secretary of the Interior’s Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.
- **Nirvana Apartments, 1775 N. Orange Drive, Los Angeles, 2018** – Managed Part 1 Federal Rehabilitation Tax Credit application.
- **Normandie Hotel, 3600 W. 6th Street, Los Angeles, 2011** – Managed Part 1 Federal Rehabilitation Tax Credit application.
- **Old City Hall, 715 Marin Street, Vallejo, 2011-2014** - Managed Federal Rehabilitation Tax Credit application and National Register nomination, worked with architects and engineers on compliance with Secretary of the Interior’s Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.
- **Old Masonic Temple, 707 Marin Street, Vallejo, 2011-2014** - Managed Federal Rehabilitation Tax Credit application and National Register nomination, worked with architects and engineers on compliance with Secretary of the Interior’s Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.
- **San Fernando Building, 400 S. Main Street, Los Angeles, 1999-2003** - Prepared Federal Rehabilitation Tax Credit application, worked with architects and engineers on compliance with Secretary of the Interior’s Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.
- **Santa Fe Coast Lines Hospital, 610-30 S. St. Louis Street, Los Angeles, 2005** - Prepared Part 1 Federal Rehabilitation Tax Credit application.

- **Sears, Roebuck & Company National Distribution Center 2650 E. Olympic Boulevard, Los Angeles, 2005** - Prepared Part 1 Federal Rehabilitation Tax Credit application.
- **Textile Center Building, 315 E. 8th Street, Los Angeles, 2004** - Prepared Part 1 Federal Rehabilitation Tax Credit application.
- **Western Pacific Building, 1023 S. Broadway Los Angeles, 2015** - Managed Part 1 Federal Rehabilitation Tax Credit application.
- **Young's Market Company Building, 1610 W. 7th Street, Los Angeles, 2002-2006** - Prepared Federal Rehabilitation Tax Credit application and National Register nomination, worked with architects and engineers on compliance with Secretary of the Interior's Standards, monitored construction, coordinated approvals with State Office of Historic Preservation and National Park Service.

Mills Act Applications

- **20 E. Colorado Boulevard, Pasadena, 2019** - Managed Mills Act application.
- **26 E. Colorado Boulevard, Pasadena, 2019** - Managed Mills Act application.
- **1111 N. Los Robles Avenue, Pasadena, 2013** - Managed Mills Act application.
- **1121 N. Los Robles Avenue, Pasadena, 2013** - Managed Mills Act application.
- **1145 Arden Road, Pasadena, 2020** – Prepared Mills Act application.
- **Bartlett Building, 215 W. 7th Street, Los Angeles, 2016** – Managed Mills Act application.
- **Edison/El Rey Building, 48 S. Raymond Avenue, Pasadena, 2012** – Managed Mills Act application.
- **Elks Lodge No. 99, 607 S. Park View Street, Los Angeles, 2020** – Managed Mills Act application including Historic Structure Report.
- **Foreman & Clark Building, 701 S. Hill Street, Los Angeles, 2018** – Managed Mills Act application.
- **Four Gables Apartments, 8250-64 Fountain Avenue, West Hollywood, 2019** - Managed Mills Act application.
- **Gerry Building, 910 S. Los Angeles Street, Los Angeles, 2002** – Prepared Mills Act application.
- **Grand Central Market, 317 S. Broadway, Los Angeles, 2020** – Prepared Mills Act application.
- **Gray Building, 824 S. Los Angeles Street, Los Angeles, 2002** – Prepared Mills Act application.
- **Hellman Building, 401-11 S. Main Street, Los Angeles, 2002** – Prepared Mills Act application.
- **Hindry House, 718 Prospect Boulevard, Pasadena, 2012** – Managed Mills Act application.
- **Joannes Brothers Company Building, 800 Traction Avenue, Los Angeles, 2019** – Managed Mills Act application including Historic Structure Report.
- **Kerckhoff Building and Annex, 121 E. 6th Street, Los Angeles, 2005** - Prepared Mills Act application.
- **Kozy Knook Court, 830 Brooks Avenue, Pasadena, 2013** - Managed Mills Act application.
- **M.J. Connell Buildings 1, 2, 3 & 7, 716-24 S. Los Angeles Street, Los Angeles, 2002** - Prepared Mills Act application.
- **M.J. Connell Buildings 4, 5 & 6, 738-46 S. Los Angeles Street, Los Angeles, 2002** - Prepared Mills Act application.
- **Million Dollar Theater, 307 S. Broadway, Los Angeles, 2020** - Managed Mills Act application.
- **Sears, Roebuck & Company National Distribution Center 2650 E. Olympic Boulevard, Los Angeles, 2006** - Prepared Mills Act application.
- **Taft Building, 1680 Vine Street, Los Angeles, 2012** - Prepared Mills Act application.
- **Textile Center Building, 315 E. 8th Street, Los Angeles, 2004** - Prepared Mills Act application.

Secretary of the Interior's Standards Compliance

- **533 S. Broadway, Los Angeles, 2013** - Conducted fieldwork and research, identified character-defining features of historical resource, and recommended treatment in compliance with Secretary of the Interior's Standards.
- **1000 Avondale Road, San Marino, 2011** - Conducted fieldwork and research, evaluated building as potential historical resource based upon national, state, and local criteria, identified character-defining features, and recommended treatment in compliance with Secretary of the Interior's Standards.
- **2200 Union Avenue, Los Angeles, 2021** - Conducted fieldwork and research, identified character-defining features of two historical resources in Flower Drive Historic District, reviewed relocation and rehabilitation plans for compliance with Secretary of the Interior's Standards and HPOZ Preservation Plan, and prepared memorandum for Categorical Exemption.
- **2500 W. 6th Street, Los Angeles, 2010** - Conducted fieldwork and research, identified character-defining features of historical resource, reviewed rehabilitation plans for compliance with Secretary of the Interior's Standards, and prepared report for Categorical Exemption.
- **4174 Pico Boulevard, Los Angeles, 2010** - Conducted fieldwork and research, identified character-defining features of historical resource, reviewed rehabilitation plans for compliance with Secretary of the Interior's Standards, and prepared report for Categorical Exemption.
- **6399 Wilshire Boulevard, Los Angeles, 2015** - Conducted fieldwork and research, evaluated building as potential historical resource based upon national, state, and local criteria, identified character-defining features, and recommended treatment in compliance with Secretary of the Interior's Standards.
- **9465 Wilshire Boulevard, Beverly Hills, 2014** - Conducted fieldwork and research, identified character-defining features, reviewed tenant improvement plans for compliance with Secretary of the Interior's Standards, prepared memorandum for Certificate of Appropriateness.
- **Alexandria Hotel, Los Angeles, 2006** - Conducted fieldwork and research, identified character-defining features, reviewed rehabilitation plans for compliance with Secretary of the Interior's Standards, and prepared report for Categorical Exemption.
- **American Society of Cinematographers Clubhouse, Los Angeles, 2002** - Conducted fieldwork and research, identified character-defining features, reviewed rehabilitation plans for compliance with Secretary of the Interior's Standards, and prepared report for Categorical Exemption.
- **Buck Studios, 2626 Lacy Street, Los Angeles, 2019** – Managed preparation of memorandum reviewing rehabilitation plans for compliance with Secretary of the Interior's Standards.
- **Clark Hall, Scripps College, Claremont, 2019** - Conducted fieldwork and research, identified character-defining features, reviewed rehabilitation plans for compliance with Secretary of the Interior's Standards, prepared memorandum for Certificate of Appropriateness.
- **Coca Cola Building, 963 E. 4th Street, Los Angeles, 2014** - Conducted fieldwork and research, evaluated building as potential historical resource based upon national, state, and local criteria, identified character-defining features, and recommended treatment in compliance with Secretary of the Interior's Standards.
- **Commonwealth Nursery, Griffith Park, Los Angeles, 2014-2016** - Conducted fieldwork and research, identified character-defining features of historical resource, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, and co-authored report for Categorical Exemption.
- **Hillcrest Motor Company, 7001 Hollywood Boulevard, Los Angeles, 2013** - Conducted fieldwork and research, identified character-defining features of historical resource, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, and prepared report for Categorical Exemption.

- **Hooper Center, Webb Schools, Claremont, 2018** - Conducted fieldwork and research, identified character-defining features, reviewed rehabilitation plans for compliance with Secretary of the Interior's Standards, prepared memorandum for Certificate of Appropriateness.
- **Hotel Rosslyn, Los Angeles, 2006** - Conducted fieldwork and research, identified character-defining features of historical resource, reviewed rehabilitation plans for compliance with Secretary of the Interior's Standards, and prepared report for Categorical Exemption.
- **House of Hope, City of Hope, Duarte, 2010** - Conducted fieldwork and research, identified character-defining features, reviewed adaptive reuse plans for compliance with Secretary of the Interior's Standards, prepared memorandum for Certificate of Appropriateness.
- **Kimberly Service Yard, Scripps College, Claremont, 2019** - Conducted fieldwork and research, identified character-defining features, reviewed plans for compliance with Secretary of the Interior's Standards, prepared memorandum for Certificate of Appropriateness.
- **Loyola High School, Los Angeles, 2004** – Conducted fieldwork and research, identified character-defining features of the historic buildings on campus, and prepared design guidelines for new construction.
- **Max Factor Building, 1600 N. Highland Avenue, Los Angeles, 2011** - Conducted fieldwork and research, identified character-defining features of historical resource, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, and prepared report for Categorical Exemption.
- **Municipal Ferry Building, Port of Los Angeles, San Pedro, 2019** – Managed preparation of memorandum reviewing rehabilitation plans for compliance with Secretary of the Interior's Standards.
- **Musicians Union Building, 817 Vine Street, Los Angeles, 2017-2020** - Conducted fieldwork and research, identified character-defining features of historical resource, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, and prepared report for Categorical Exemption.
- **Sears, Roebuck and Company, Hollywood. 5609 Santa Monica Boulevard, Los Angeles, 2018** - Conducted fieldwork and research, evaluated building as potential historical resource based upon national, state, and local criteria, identified character-defining features, and recommended treatment in compliance with Secretary of the Interior's Standards.
- **Seven Seas Building, 6902 Hollywood Boulevard, Los Angeles, 2008** - Conducted fieldwork and research, identified character-defining features of historical resource, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, and prepared report for Categorical Exemption.
- **Silver Lake Reservoir Master Plan, Los Angeles, 2020-21** - Conducted fieldwork and research, identified character-defining features of cultural landscape, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, and co-authored technical reports for Master Plan.
- **Singleton Estate, 384 Delfern Drive, Los Angeles, 2016** - Conducted fieldwork and research, identified character-defining features of cultural landscape, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, and prepared report for Categorical Exemption.
- **Tokio Florist/Sakai-Kozawa Residence, 2718 Hyperion Avenue, Los Angeles, 2020-Ongoing** - Conducted fieldwork and research, identified character-defining features of historical resource and cultural landscape, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, participated in community outreach, and prepared report for Categorical Exemption.
- **Villa Carlotta, 5959 Franklin Avenue, Los Angeles, 2015-2019** - Conducted fieldwork and research, identified character-defining features of historical resource, advised on compliance with Secretary of the Interior's

Standards, coordinated approvals with Office of Historic Resources, participated in community outreach, and co-authored report for Categorical Exemption.

- **United Artist Theater, 933 S. Broadway, Los Angeles, 2011-2013** - Conducted fieldwork and research, identified character-defining features of historical resource, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, and prepared report for Categorical Exemption.
- **Willys-Knight Building, 425 W. 11th Street, Los Angeles, 2013** - Conducted fieldwork and research, identified character-defining features of historical resource, advised on compliance with Secretary of the Interior's Standards, coordinated approvals with Office of Historic Resources, and co-authored report for Categorical Exemption.
- **W. M. Keck Science Center, Scripps College, Claremont, 2020** - Conducted fieldwork and research, identified character-defining features, reviewed addition plans for compliance with Secretary of the Interior's Standards, prepared memorandum for Certificate of Appropriateness.

Preservation Treatment Plans and Historic Structure Reports

- **Ahmanson Bank & Trust, Beverly Hills, 2018-2019** – Co-conducted fieldwork, managed preparation of Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment, reviewed plans for Secretary of the Interior's Standards compliance, and prepared memorandum with recommendations and findings.
- **Athens Park Aquatics Facility, Los Angeles County, 2020** – Managed preparation of Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Bradbury Building, Los Angeles, 2016-2017** – Managed preparation of Tenant Improvement Guidelines which included identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Braly Building/Continental Building, Los Angeles, 2019** – Managed preparation of Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment, reviewed plans for Secretary of the Interior's Standards compliance, and prepared memorandum with recommendations and findings.
- **Charles H. Bevis Duplex, Los Angeles 2019-2020** - Managed preparation of Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Charlotte Chase Apartments, Los Angeles 2019-2020** - Managed preparation of Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Elks Lodge No. 99, 607 S. Park View Street, Los Angeles, 2020** – Managed preparation of Historic Structure Report summarizing significance of building, chronicling construction history, and identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Farmers & Merchants Bank Building, Los Angeles 2017** - Managed preparation of Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Hollywood Roosevelt Hotel, Los Angeles 2017** - Managed preparation of Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Hughes Industrial Historic District, Los Angeles, 2010** – Managed project, co-conducted fieldwork and research, co-authored Historic Resource Treatment Plan which included identifying character-defining features with recommendations for treatment, reviewed specific project plans for Secretary of the Interior's Standards compliance, and prepared memoranda with recommendations and findings.

- **I. Magnin & Company Department Store, Los Angeles 2017-Ongoing** - Co-conducted fieldwork and research, managed Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment, reviewed plans for Secretary of the Interior's Standards compliance, and prepared memorandum with recommendations and findings.
- **Jay Littleton Ball Park, Ontario, 2018-2019** – Managed preparation of Historic Structure Report summarizing significance of property, chronicling construction history, and identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Joannes Brothers Company Building, Los Angeles, 2017-2018** – Managed preparation of Historic Structure Report summarizing significance of building, chronicling construction history, and identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **John Anson Ford Theatres, Los Angeles, 2013-2017** – Co-conducted fieldwork and research, managed Historic Structure Report summarizing significance of building, chronicling construction history, and identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Los Angeles Stock Exchange, Los Angeles, 2017-2018** – Co-conducted fieldwork and research, managed Preservation Treatment Plan which included identifying interior character-defining features with recommendations for treatment, reviewed plans for Secretary of the Interior's Standards compliance, and prepared memorandum with recommendations and findings.
- **Point Fermin Light House, Los Angeles, 1999** – Conducted fieldwork and research and prepared architectural description, statement of significance, and construction history for Historic Structure Report.
- **Security Trust and Savings Bank Building, Los Angeles, 2020** – Co-conducted fieldwork and research, managed Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment, reviewed interior demolition plans for Secretary of the Interior's Standards compliance, and prepared memorandum with recommendations and findings.
- **Sweeten Hall, Rancho Cucamonga, 2019** – Co-authored Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Westlake Theater, Los Angeles 2018** – Managed preparation of Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment in compliance the Secretary of the Interior's Standards.
- **Wholesale Produce Market, Los Angeles, 2007** – Conducted fieldwork and research and prepared, Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment, reviewed plans for Secretary of the Interior's Standards compliance, and prepared memorandum with recommendations and findings.
- **Wilshire Tower, Los Angeles, 2020** – Co-conducted fieldwork and research, managed Preservation Treatment Plan which included identifying character-defining features with recommendations for treatment, reviewed interior demolition plans for Secretary of the Interior's Standards compliance, and prepared memorandum with recommendations and findings.

ATTACHMENT B – Schematic Design Plans

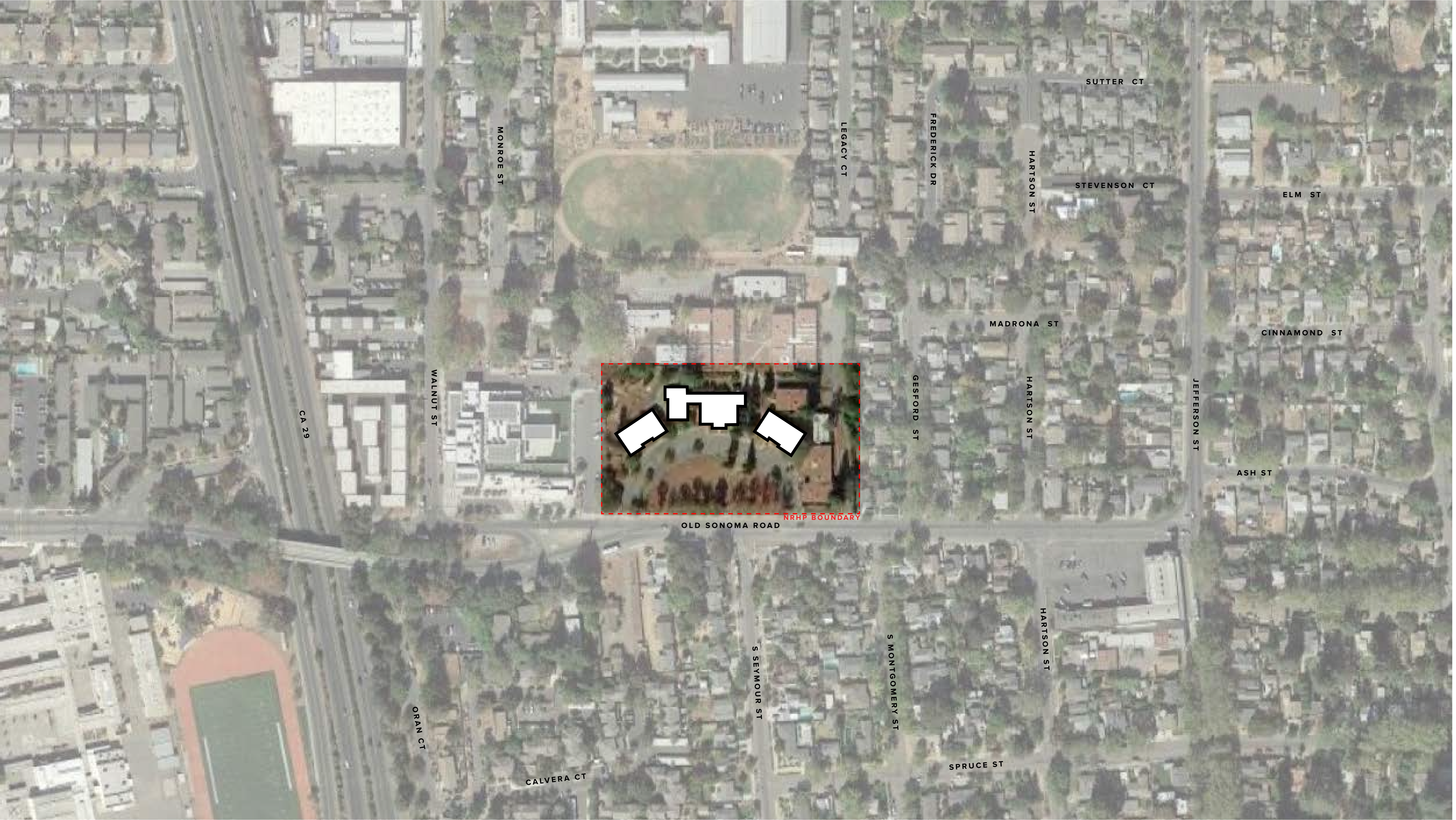


The Crescent

2344 Old Sonoma Road

CERTIFICATE OF APPROPRIATENESS
DEC 15, 2022

VICINITY MAP



Vicinity Map

SITE PLAN

BUILDINGS AND USES:

- 1

HISTORIC CRESCENT: OPEN SPACE
- 2

HISTORIC DORMITORY
BUILDING A(C1*) : RESIDENTIAL USE
3 UNITS
- 3

HISTORIC INFIRMARY
BUILDING B(C2*) : COMMERCIAL USE
- 4

HISTORIC DORMITORY
BUILDING C(C3*) : RESIDENTIAL USE
3 UNITS
- 5

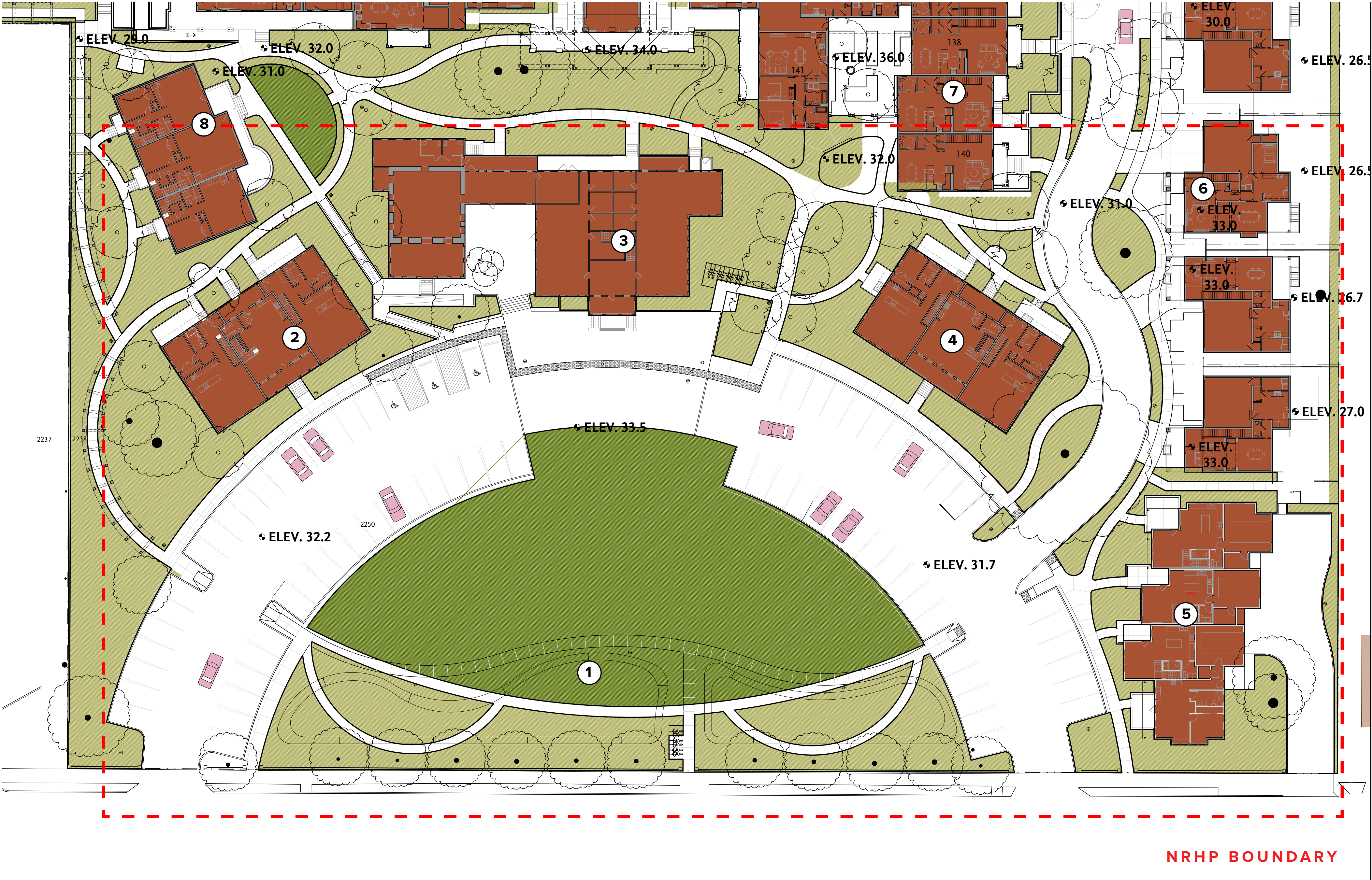
NEW RESIDENTIAL BUILDING
4 UNITS (NON CONTRIBUTING)
- 6

NEW SINGLE FAMILY RESIDENCES
8 HOMES (NON CONTRIBUTING)
- 7

NEW COURTYARD BUILDING
100 UNITS (NON CONTRIBUTING)
- 8

NEW RESIDENTIAL BUILDING
3 UNITS (NON CONTRIBUTING)

* LETTER DESIGNATION USED IN CEQA
REPORT



Site Plan

SITE SECTION



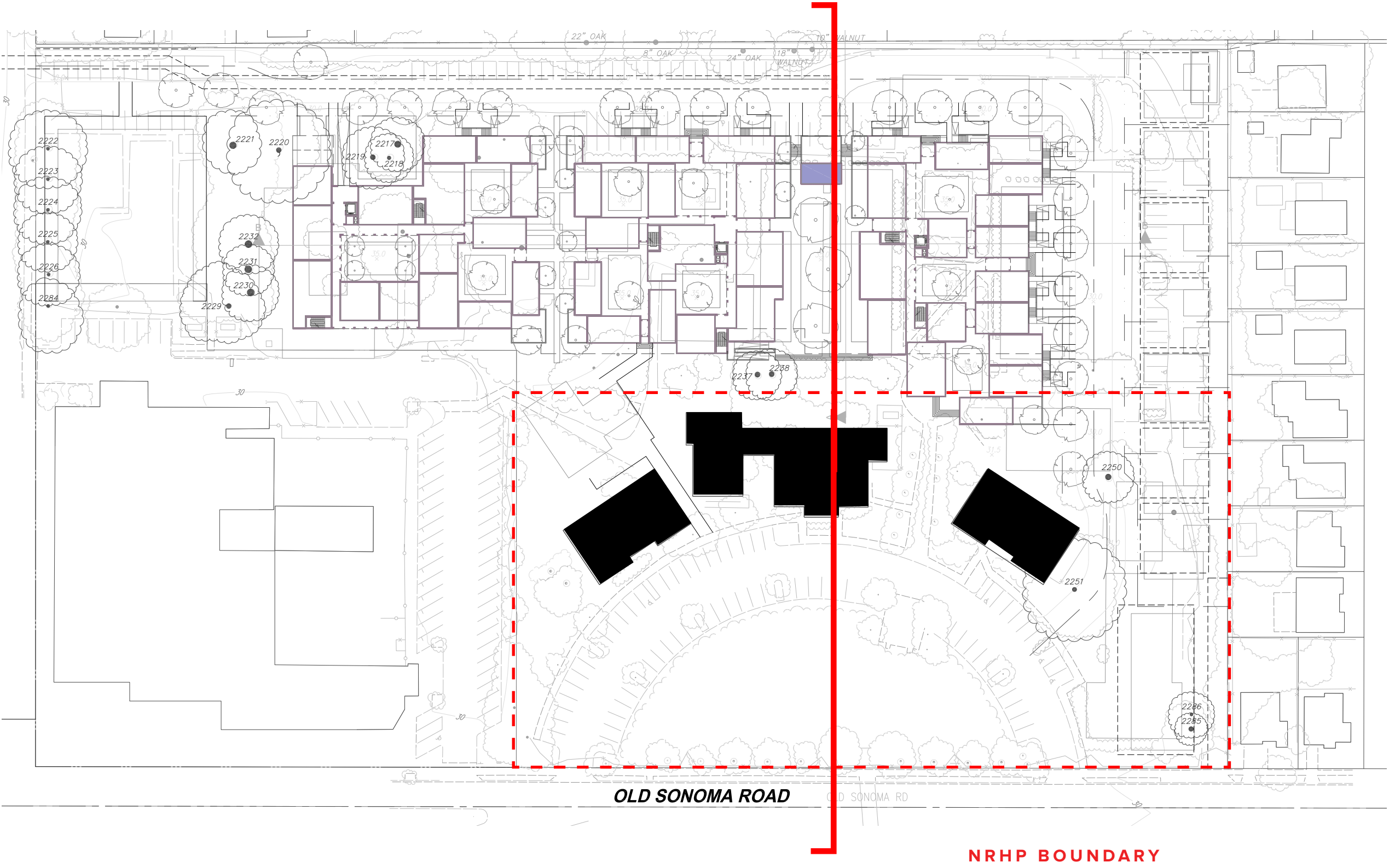
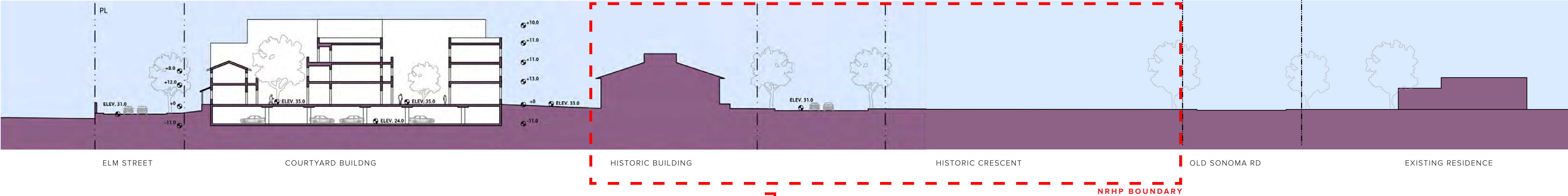
BUILDING A - DORMITORY, 2022



BUILDING B - INFIRMARY, 2022



BUILDING C - DORMITORY, 2022



Site Section





VIEW OF CRESCENT AND BUILDINGS A,B,C (LOOKING NORTH)



VIEW OF SITE FROM OLD SONOMA ROAD (LOOKING NORTH)

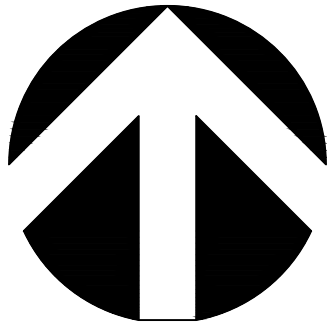
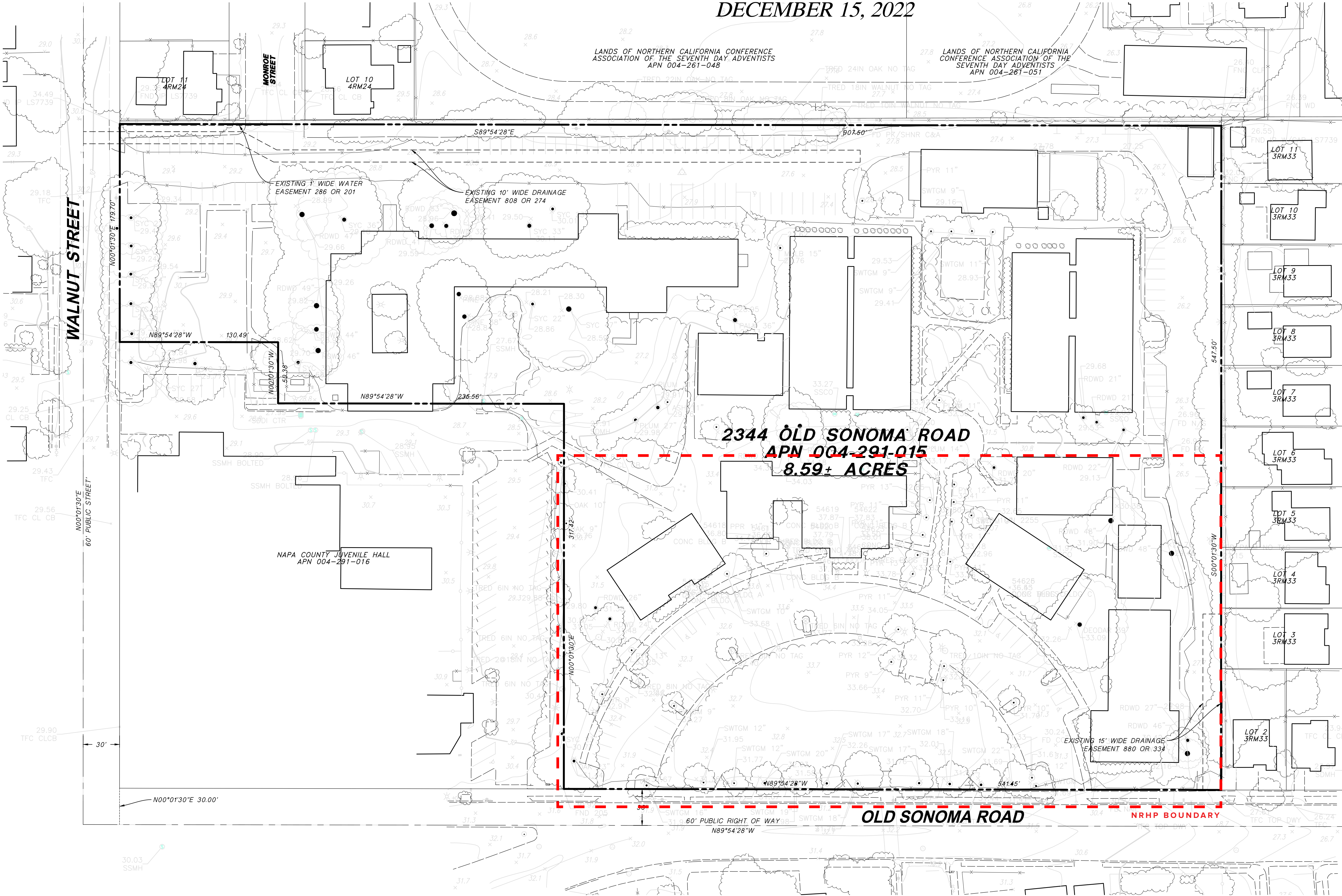


VIEW FROM SITES AT OLD SONOMA ROAD (LOOKING SOUTH)

Site Context

OLD SONOMA ROAD HOUSING

DECEMBER 15, 2022



SCALE: 1"=40'

LEGEND

- PROPERTY LINE
- EASEMENT
- CENTER LINE
- NEIGHBORING LOT LINES

BASIS OF BEARINGS

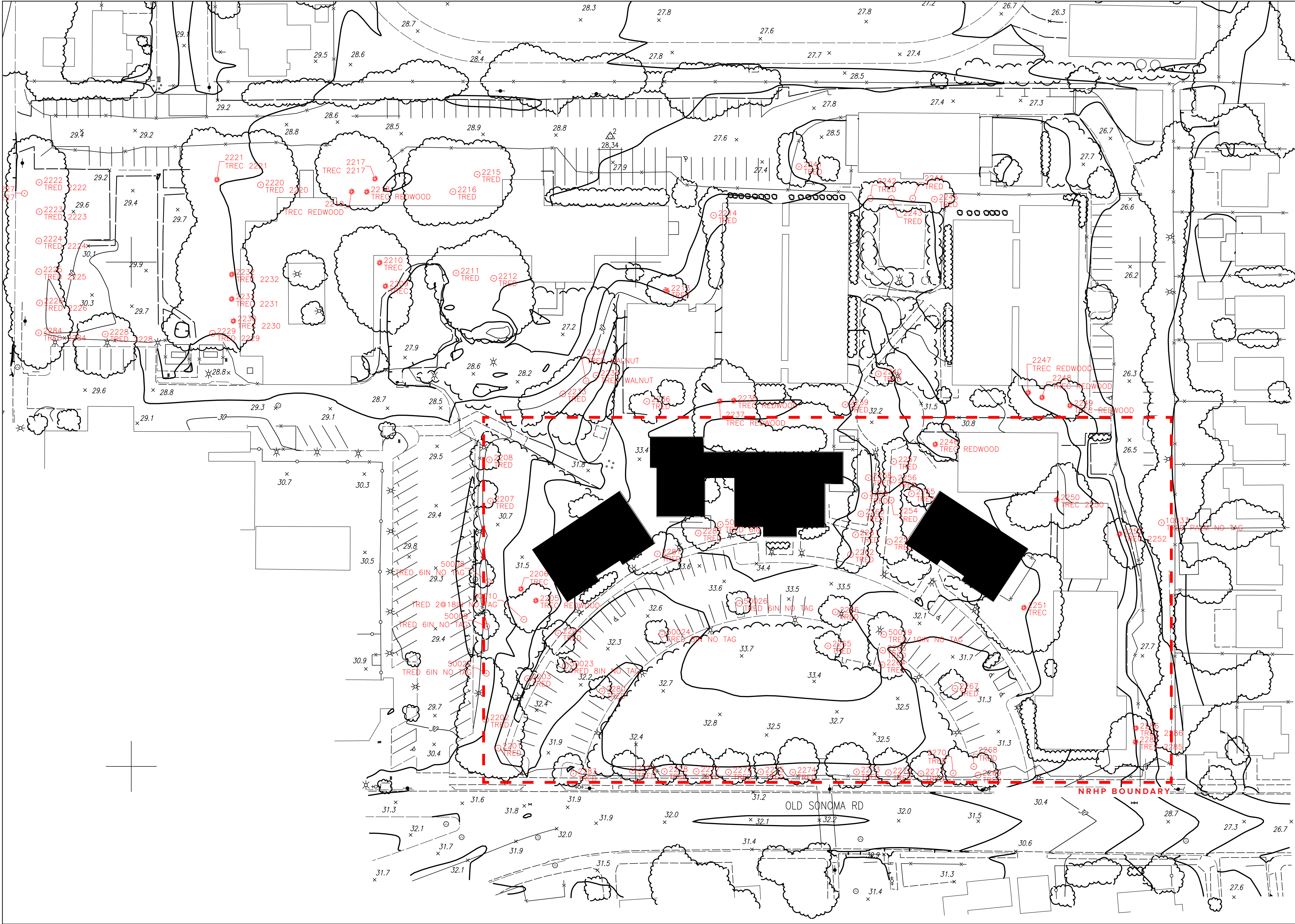
BEARINGS SHOWN HEREON ARE BASED UPON THE MONUMENTED NORTHERLY LINE OF THE LANDS OF NAPA COUNTY AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN BOOK 42 OF SURVEYS AT PAGE 19, NAPA COUNTY RECORDS; SAID BEARING TAKEN AS NORTH 89°54'28" EAST. ALL BEARINGS SHOWN HEREON ARE IN AGREEMENT AND IDENTICAL TO SAID MAP.

Site Survey

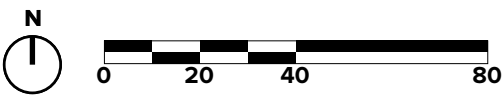
TREE SURVEY

APPENDIX A – Tree Survey Table

TAG	SPP	DBH	STR	HEALTH	DIA CROWN	COMMENTS
2201	Coast Live Oak	23/23	Fair	Fair	40	Regulated
2202	Sycamore	23	Fair	Good	35	
2203	Pyrus	9	Fair	Fair	15	
2204	Pyrus	13	Fair	Fair	15	
2205	Redwood	24	Poor	Very Poor	30	Regulated
2206	Redwood	26	Good	Good	35	Regulated
2207	Oak	9	Fair	Fair	15	
2208	Oak	10	Good	Good	20	
2209	Pine	38	Fair	Poor	45	Surface Roots
2210	Pine	39	Fair	Poor	30	Surface Roots
2211	Sycamore	22	Good	Good	35	
2212	Sycamore	47	Fair	Fair	40	
2213	Palm	36	Fair	Fair	15	
2214	Mulberry	15	Fair	Fair	15	
2215	Sycamore	23	Fair	Fair	25	
2216	Sycamore	33	Fair	Good	30	
2217	Redwood	53	Good	Good	45	Regulated
2218	Redwood	32	Good	Good	40	Regulated
2219	Redwood	41	Good	Good	40	Regulated
2220	Sycamore	36	Fair	Fair	35	
2221	Redwood	47	Good	Good	40	Regulated
2222	Sycamore	22	Fair	Fair	35	
2223	Sycamore	22	Fair	Fair	30	
2224	Sycamore	24	Fair	Good	35	
2225	Sycamore	22	Fair	Fair	30	
2226	Sycamore	23	Fair	Fair	30	
2227	Sycamore	23	Fair	Fair	30	
2228	Sycamore	30	Fair	Fair	30	
2229	Sycamore	30	Poor	Poor	25	
2230	Redwood	46	Good	Good	45	Regulated
2231	Redwood	44	Good	Good	45	Regulated
2232	Redwood	49	Good	Good	45	Regulated
2233	Plum	27	Poor	Very Poor	15	
2234	Plum	31	Poor	Very Poor	15	
2235	Ash	11	Poor	Poor	15	
2236	Ash	12	Poor	Poor	15	
2237	Redwood	36	Good	Fair	40	Regulated
2238	Redwood	39	Good	Fair	40	Regulated
2239	Plum	14	Poor	Poor	15	
2240	Plum	11	Poor	Poor	12	
2241	Pyrus	11	Poor	Poor	12	
2242	Sweet Gum	9	Fair	Fair	10	
2243	Sweet Gum	9	Fair	Fair	10	
2244	Sweet Gum	9	Fair	Fair	8	
2245	Sweet Gum	11	Fair	Fair	10	
2246	Redwood	20	Fair	Poor	30	Regulated
2247	Redwood	21	Good	Fair	25	Regulated
2248	Redwood	21	Good	Good	30	Regulated
2249	Redwood	22	Good	Good	30	Regulated
2250	Redwood	48	Good	Good	40	Regulated
2251	Deodar	39	Fair	Fair	40	
2252	Sierra Redwood	48	Poor	Very Poor	35	
2253	Pyrus	11	Poor	Poor	20	
2254	Pyrus	11	Poor	Poor	15	
2255	Sweet Gum	9	Fair	Fair	10	
2256	Pyrus	11	Poor	Poor	15	
2257	Pyrus	12	Poor	Poor	12	
2258	Pyrus	13	Poor	Poor	12	
2259	Pyrus	11	Poor	Poor	10	
2260	Pyrus	11	Poor	Poor	10	
2261	Pyrus	13	Poor	Poor	15	
2262	Pyrus	11	Poor	Poor	10	
2263	Pyrus	11	Poor	Poor	10	
2264	Pyrus	10	Poor	Poor	8	
2265	Pyrus	9	Poor	Poor	8	
2266	Pyrus	12	Fair	Fair	12	
2267	Pyrus	10	Fair	Fair	10	
2268	Pyrus	12	Fair	Fair	10	
2269	Sweet Gum	14	Fair	Fair	25	
2270	Sweet Gum	22	Poor	Poor	20	
2271	Sweet Gum	20	Fair	Fair	35	
2272	Sweet Gum	18	Fair	Fair	30	
2273	Sweet Gum	17	Poor	Poor	30	
2274	Sweet Gum	18	Poor	Poor	30	
2275	Sweet Gum	17	Poor	Poor	30	
2276	Sweet Gum	19	Poor	Poor	30	
2277	Sweet Gum	20	Poor	Poor	35	
2278	Sweet Gum	12	Poor	Poor	30	
2279	Sweet Gum	12	Poor	Poor	30	
2280	Sweet Gum	9	Poor	Poor	20	
2281	Sweet Gum	10	Fair	Fair	25	
2282	Pepper	11	Fair	Fair	20	
2283	Sweet Gum	16	Fair	Fair	25	
2284	Sycamore	27	Poor	Poor	40	
2285	Redwood	46	Good	Fair	20	Regulated
2286	Redwood	27/16	Good	Good	30	Regulated



Tree Survey



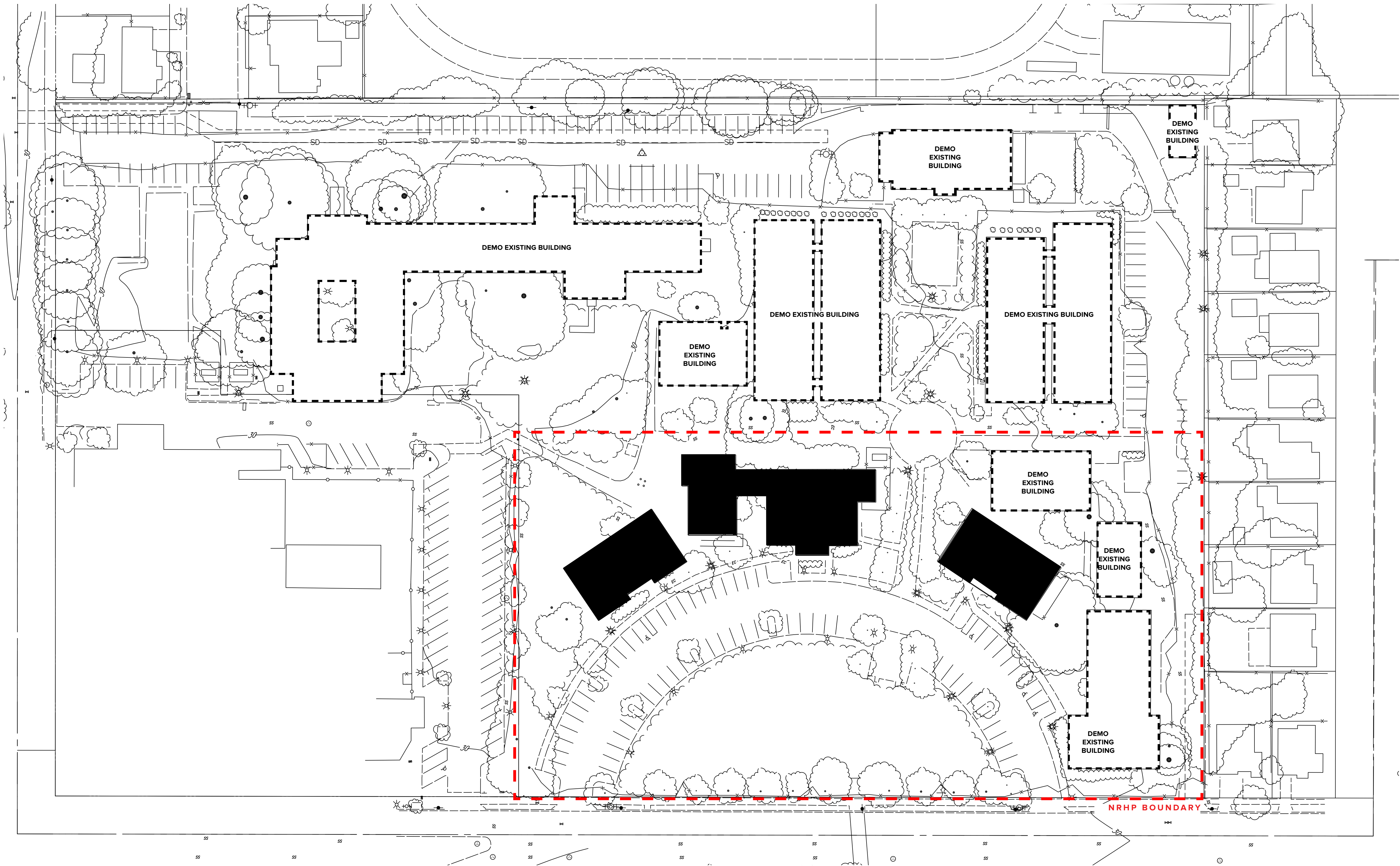
DEMO PLAN

DEMO NARRATIVE

REMOVE NON CONTRIBUTING BUILDINGS
AND HARDSCAPE

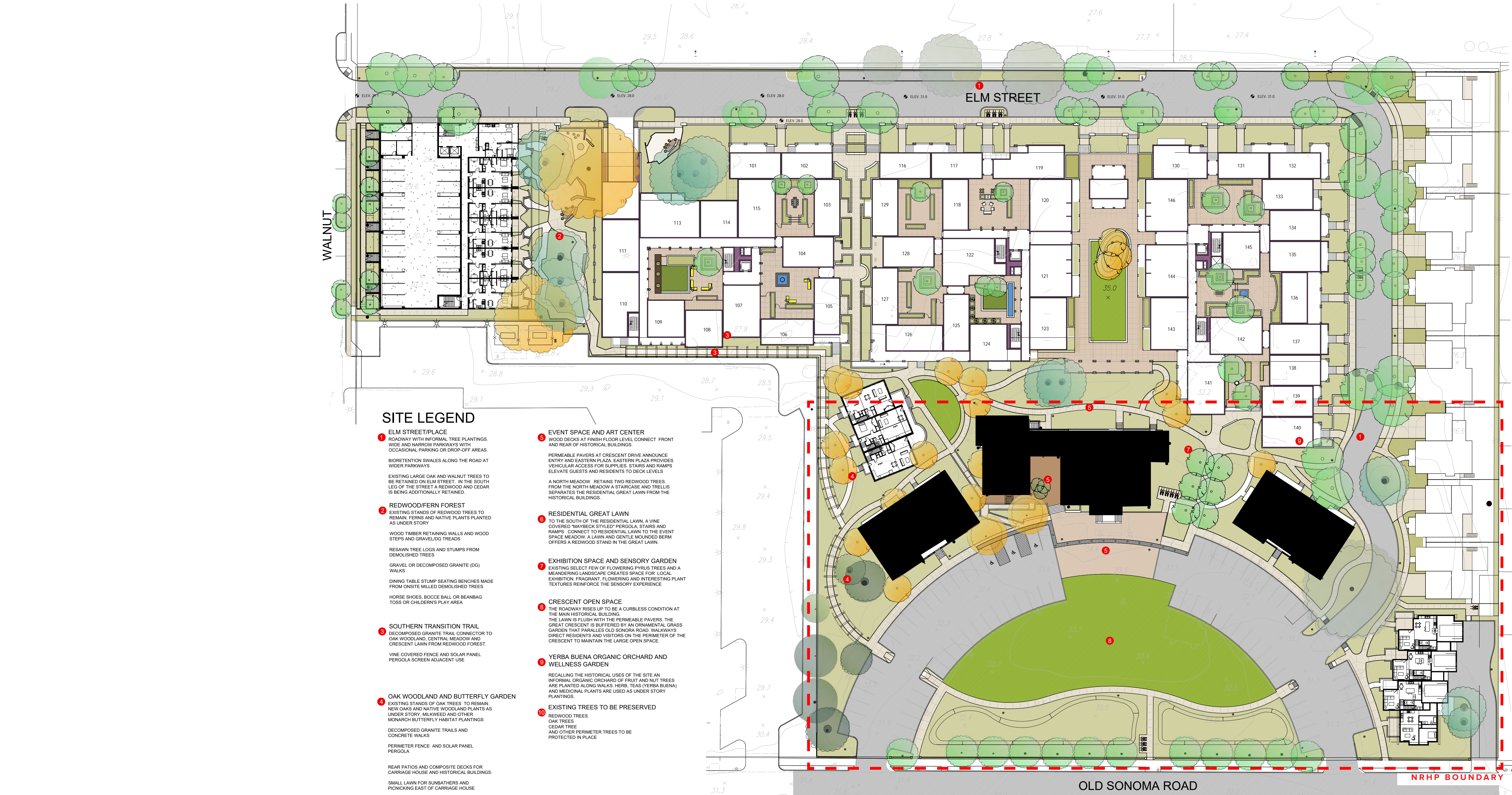
PROTECT HISTORIC STRUCTURES

PROTECT SPECIMEN TREES AS NOTED IN
TREE SURVEY

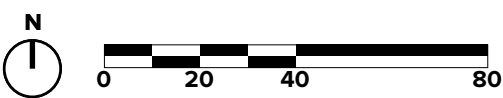


Demo Plan

LANDSCAPE PLAN



Landscape Plan

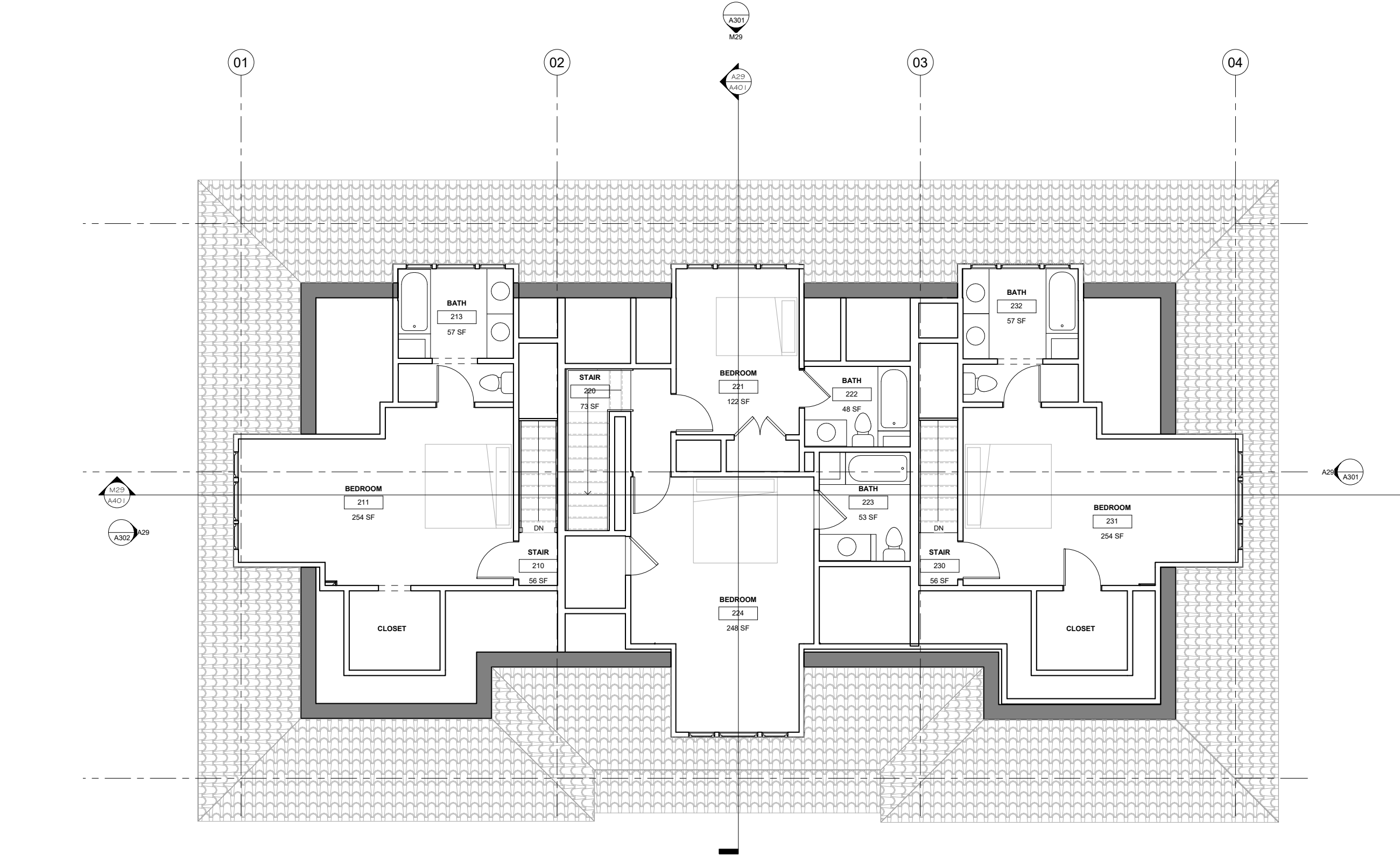


BUILDING A : PROPOSED PLANS

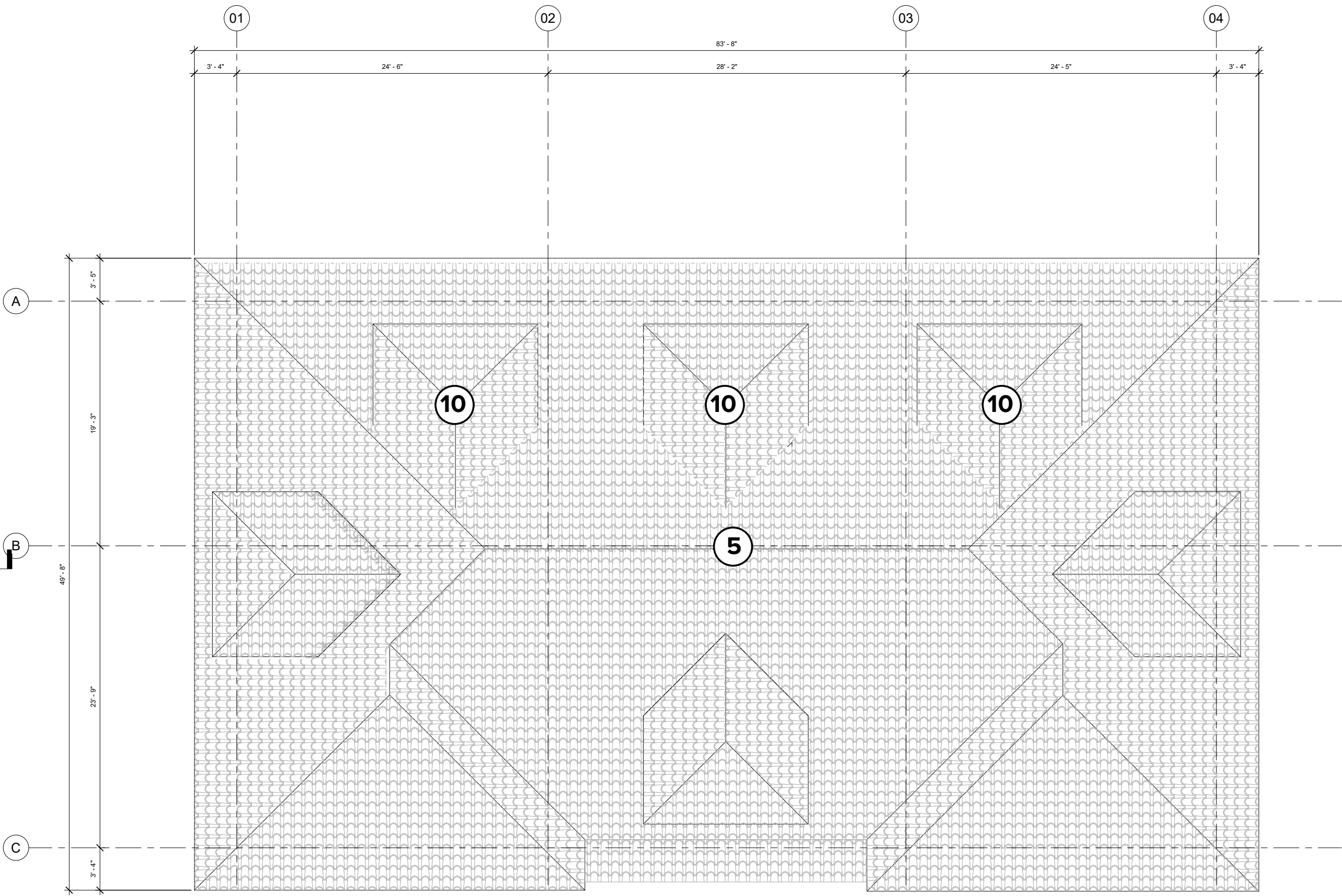
UNIT 1: 1,250 SF*	2 BEDROOM, 2 BATH
UNIT 2: 1,425 SF*	2 BEDROOM, 2.5 BATH
UNIT 3: 1,250 SF*	2 BEDROOM, 2 BATH

* AREA MEASURE TO INTERIOR FACE OF WALL AT 7'-6" HEAD HEIGHT

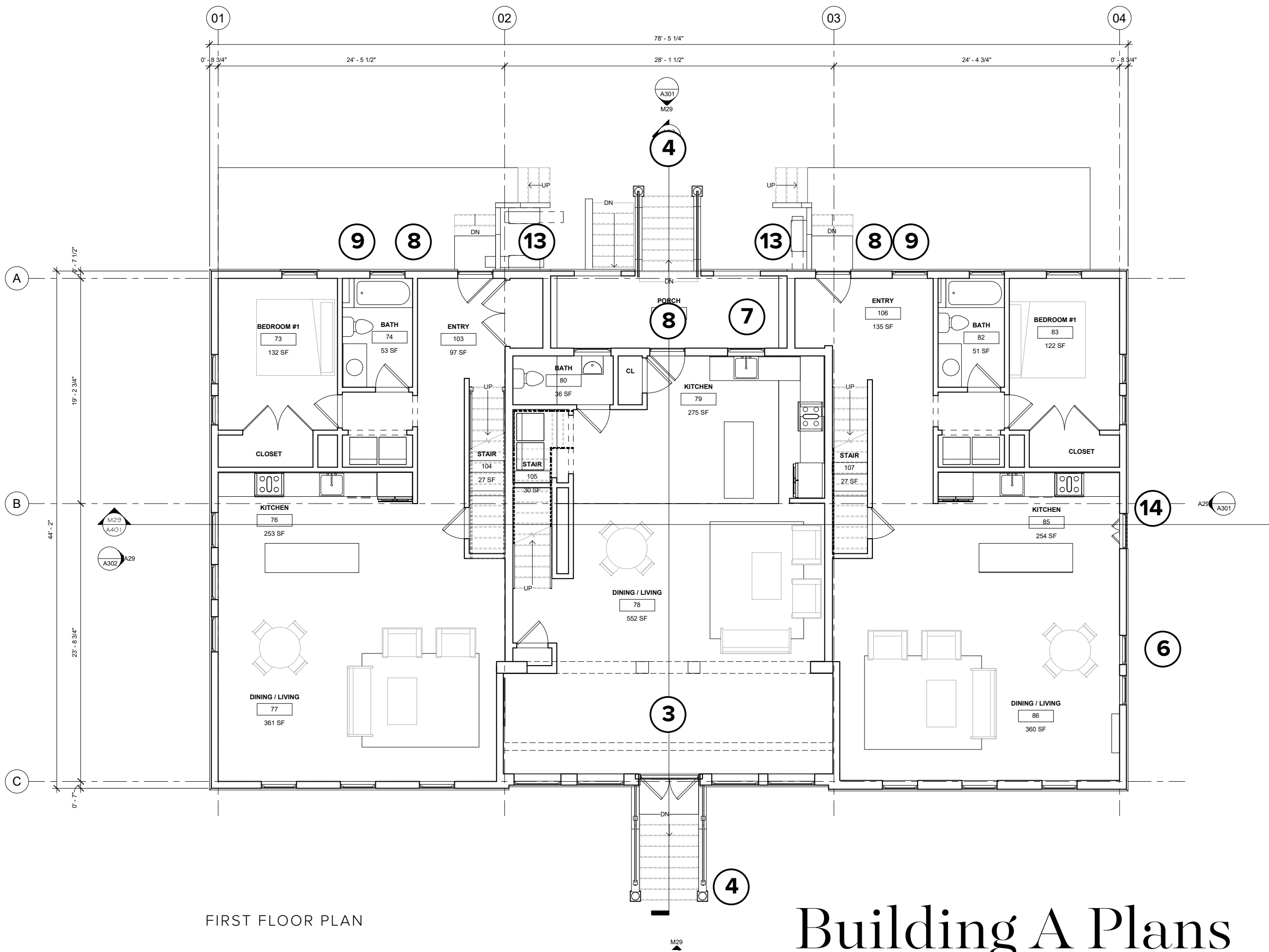
- 1 REMOVE (E) RAMPS STAIRS AND PIPE RAILING TYP.
- 2 REMOVE (E) INFILL WINDOWS AT (E) ENTRY PORCH
- 3 RESTORE WOOD WINDOWS AT ENTRY
- 4 PROVIDE NEW CONCRETE STAIR AND RAILING AT FRONT ENTRY
- 5 REMOVE (E) ASPHALT SHINGLES. RESTORE TILE ROOF PER HISTORIC IMAGES. REPAIR RAFTER TAILS AND INTEGRAL GUTTER AS REQUIRED.
- 6 RESTORE (E) WINDOWS. NEW WOOD WINDOWS TO MATCH (E) DIVIDED LIGHTS, OVERHEAD OPERATION
- 7 RESTORE ENTRY PORCH ARCHWAYS AT THE REAR OF THE BUILDING.
- 8 PROVIDE NEW ENTRY DOORS AND TRANSOM TO UNITS AT (E) WINDOW LOCATION ON BACK OF BUILDING
- 9 PROVIDE NEW STAIR AND RAISED DECK AT EACH UNIT ON THE BACK OF BUILDING
- 10 PROVIDE NEW DORMERS TO MATCH (E) AT EACH UNIT ON THE BACK OF BUILDING
- 11 UNCOVER INFILL WINDOWS WHERE FEASIBLE. PROVIDE NEW WOOD WINDOW TO MATCH (E)
- 12 REPAIR BASEMENT WINDOW VENTS TO MATCH (E)
- 13 LOCATE HVAC EQUIPMENT BELOW DECK
- 14 INFILL JULLIETE BALCONY AT EXISTING DOOR OPENING



SECOND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN

Building A Plans

BUILDING A : EXISTING/PROPOSED ELEVATIONS

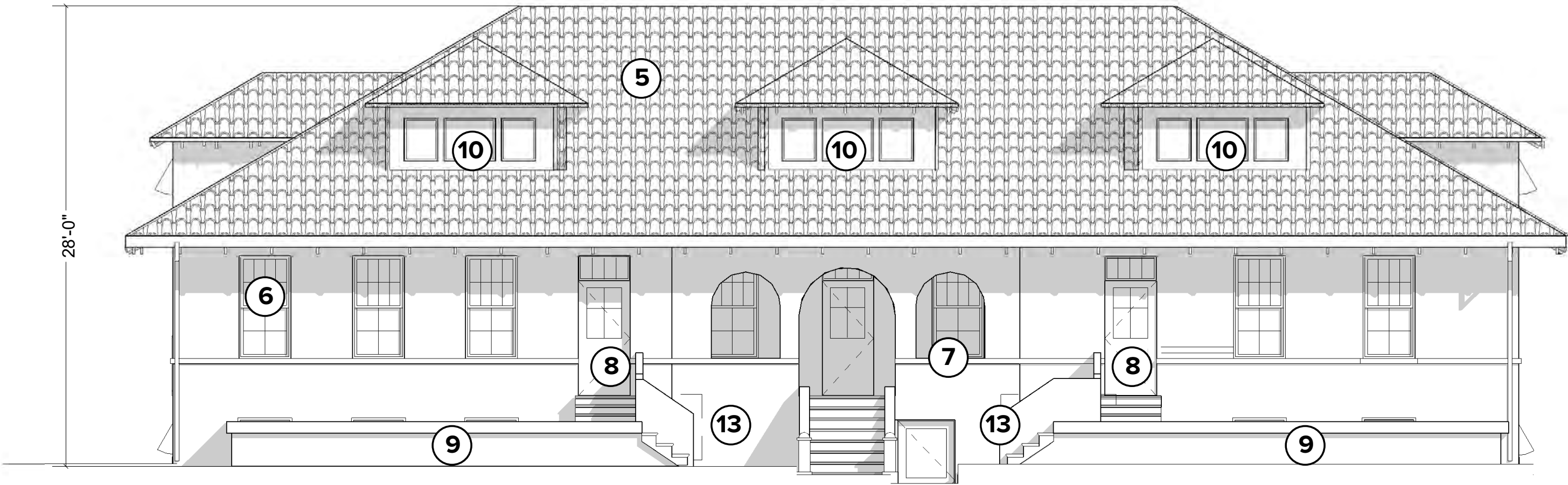
- 1 REMOVE (E) RAMPS STAIRS AND PIPE RAILING TYP.
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- 13 LOCATE HVAC EQUIPMENT BELOW DECK
- 14 INFILL JULLIETE BALCONY AT EXISTING DOOR OPENING



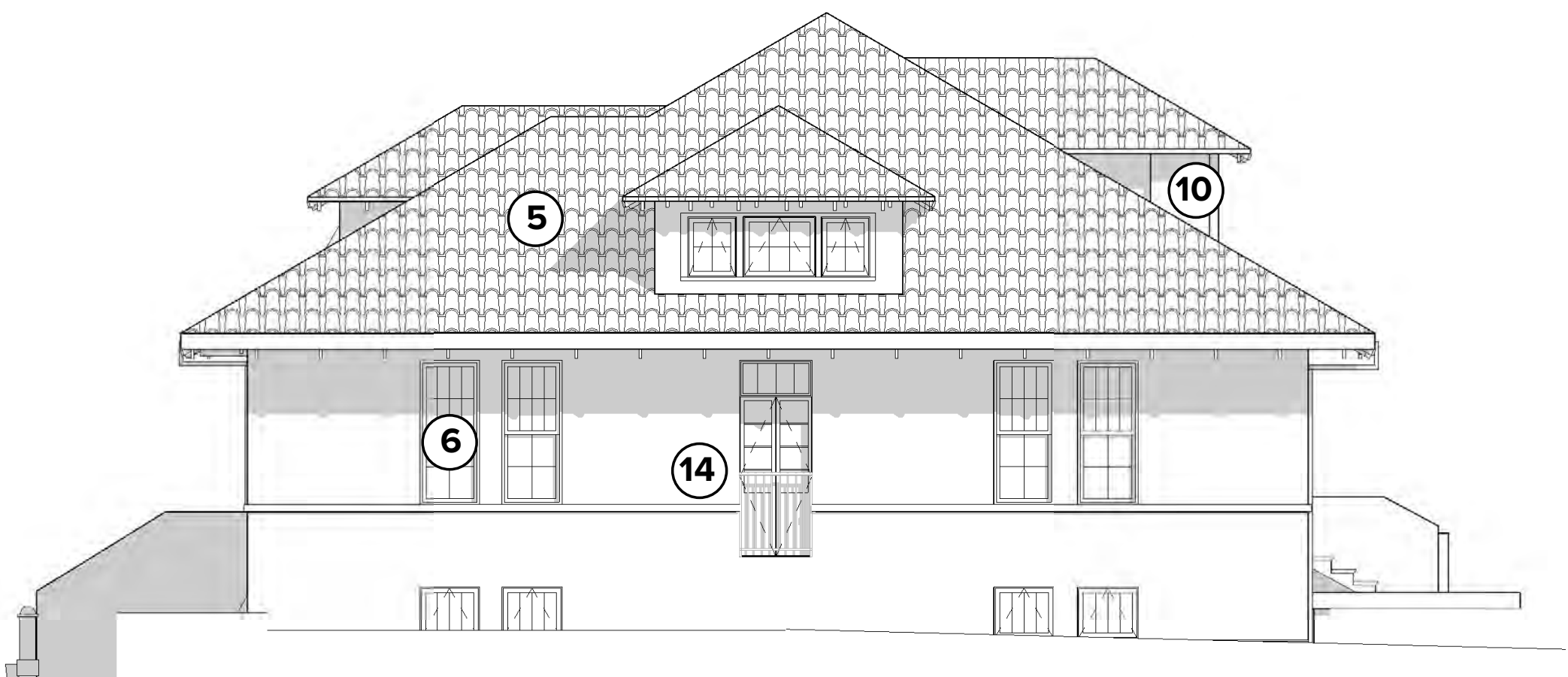
EXISTING SOUTH ELEVATION



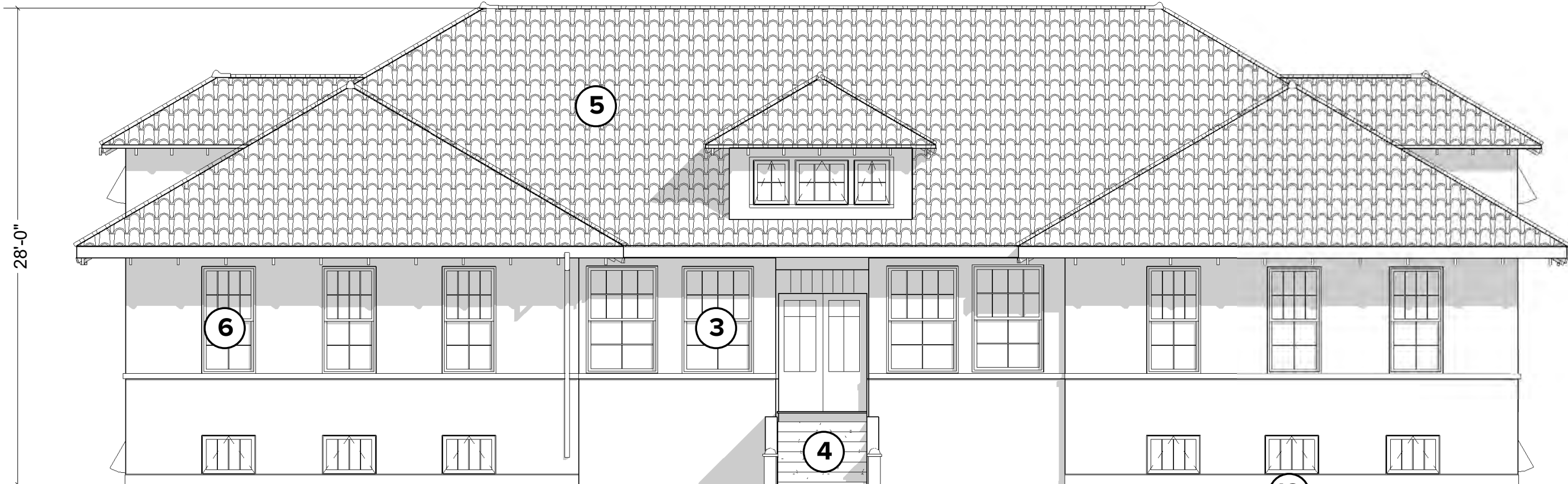
EXISTING NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



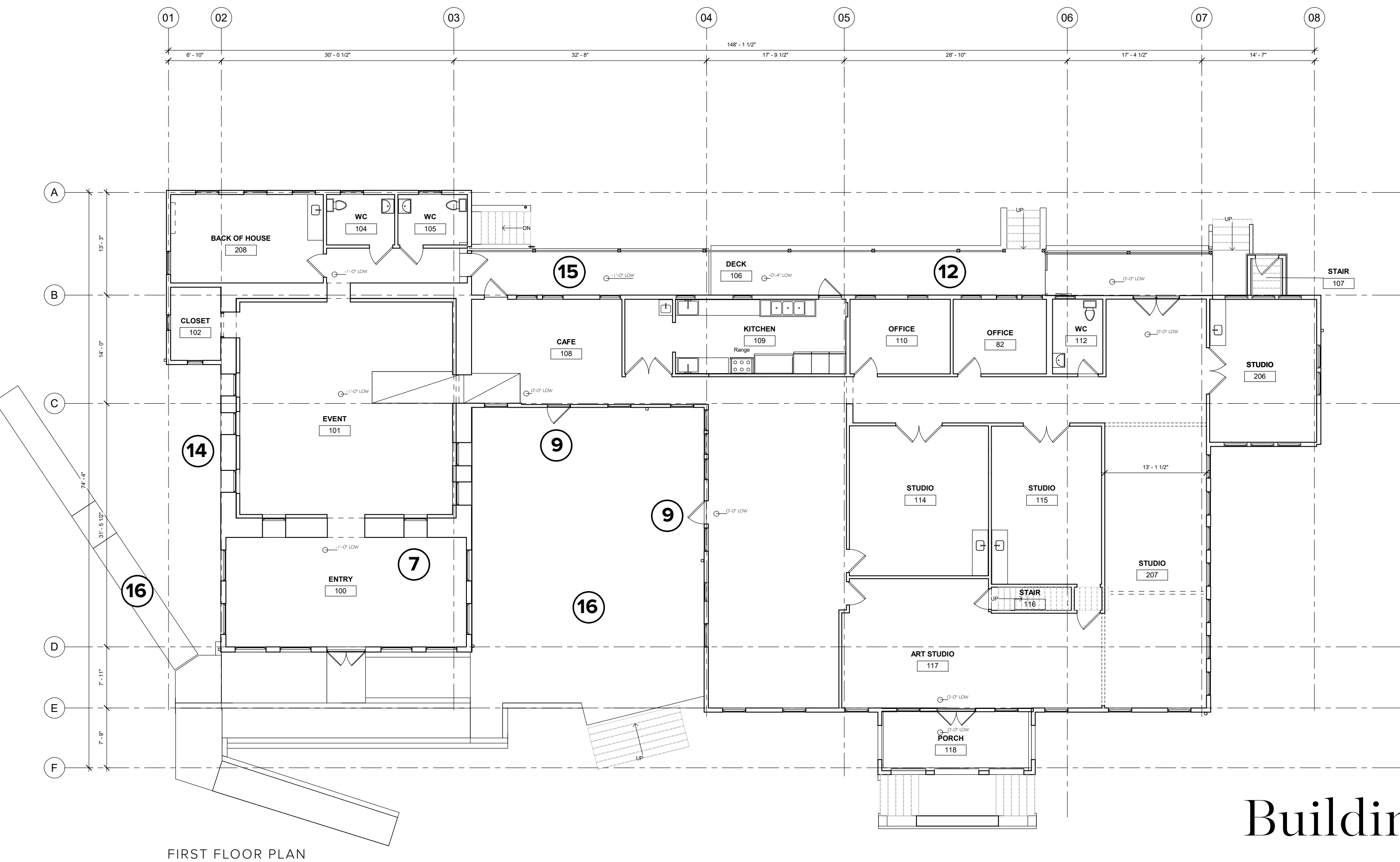
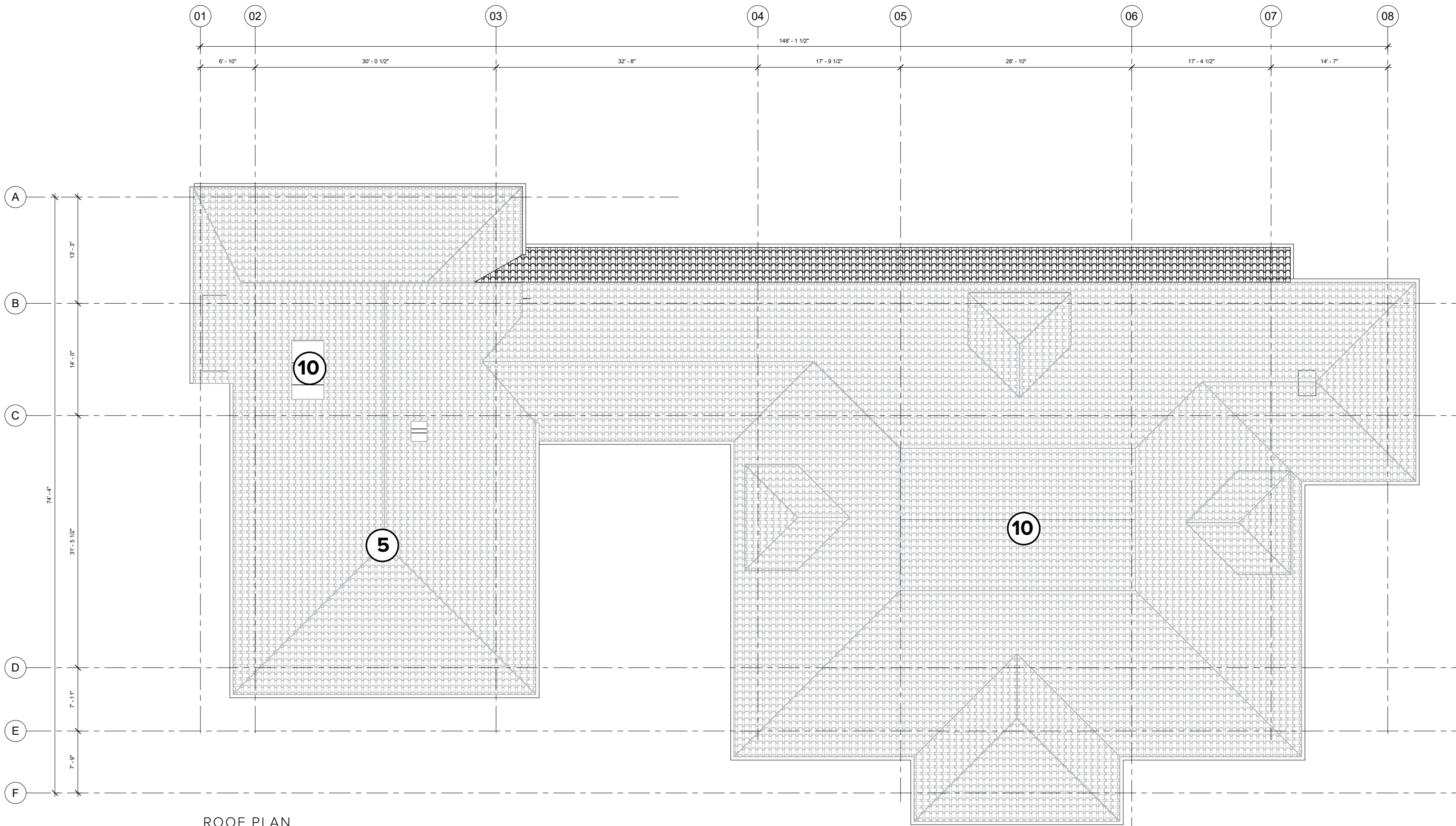
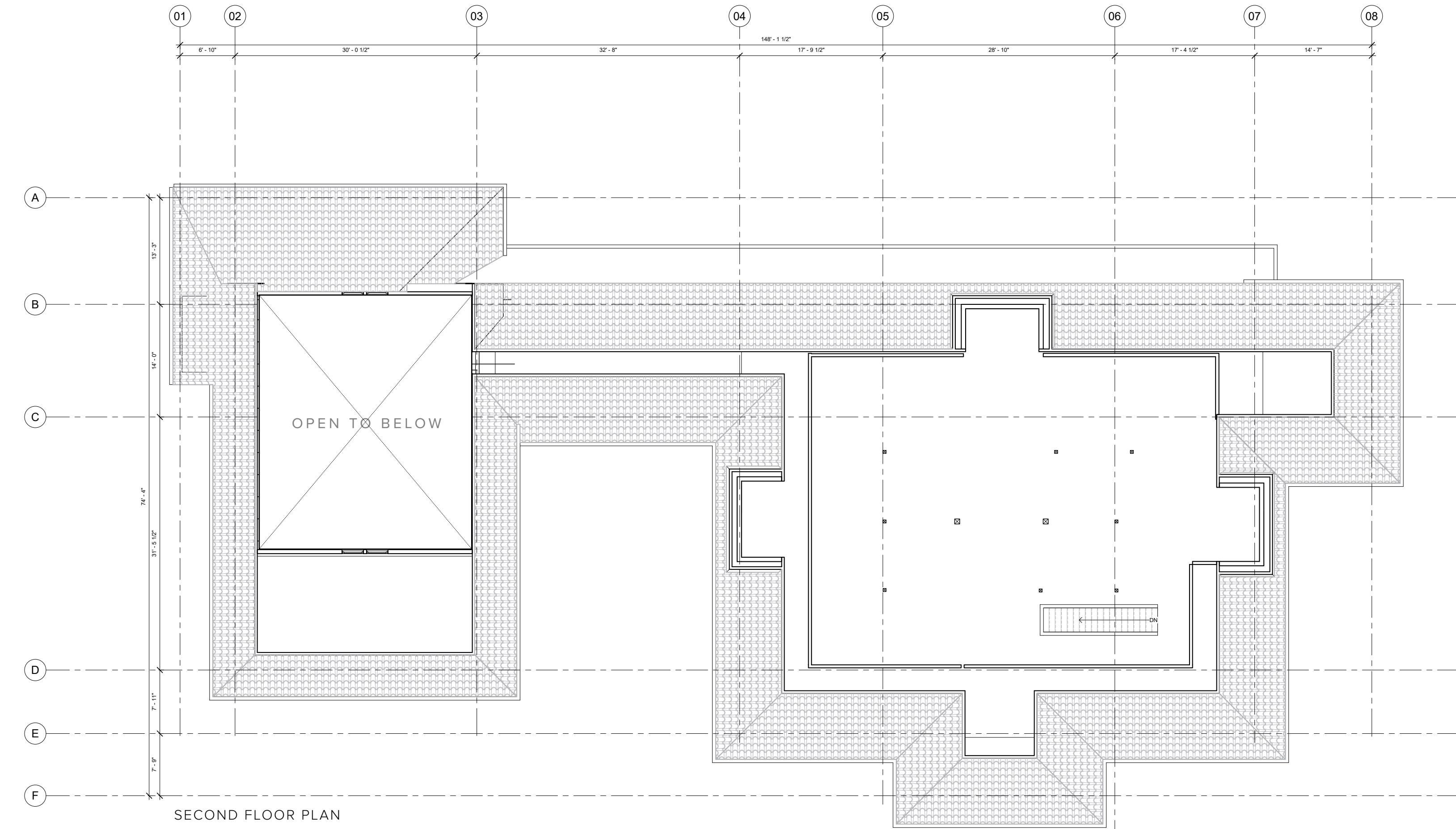
SOUTH ELEVATION



EAST ELEVATION

Building A Elevations

BUILDING B : PROPOSED PLANS



- 1 REMOVE (E) RAMPS STAIRS AND PIPE RAILING TYP.
- 2 REMOVE (E) INFILL WINDOWS AT (E) ENTRY PORCH
- 3 RESTORE ENTRY PORCH DETAILING INCLUDING ARCHWAYS
- 4 PROVIDE NEW CONCRETE STAIR AND RAILING AT FRONT ENTRY
- 5 REMOVE (E) ASPHALT SHINGLES. RESTORE TILE ROOF PER HISTORIC IMAGES. REPAIR RAFTER TAILS AND INTEGRAL GUTTER AS REQUIRED.
- 6 RESTORE (E) WINDOWS. NEW WOOD WINDOWS TO MATCH (E) DIVIDED LIGHTS, OVERHEAD OPERATION
- 7 UNCOVER INFILL WINDOWS WHERE FEASIBLE, PROVIDE NEW WOOD WINDOW TO MATCH (E)
- 8 REPAIR BASEMENT WINDOW VENTS TO MATCH (E)

- 9 PROVIDE NEW ENTRY DOORS AND TRANSOM TO UNIT AT (E) WINDOW LOCATION.
- 10 REMOVE NONCONFORMING MECHANICAL EQUIPMENT AND SCREENS WHERE FEASIBLE.
- 11 REMOVE INFILL WALL AT BACK OF BUILDING AS INDICATED
- 12 PROVIDE NEW / EXPANDED RAISED PORCH AT BACK OF BUILDING.
- 13 REMOVE (E) RAMP AT BACK OF BUILDING
- 14 REPAIR/ REFINSH (E) STONE FOUNDATION
- 15 LOCATE HVAC EQUIPMENT BELOW DECK
- 16 NEW ADA RAMP AND RAISED DECK

Building B Plans

BUILDING B : EXISTING/PROPOSED ELEVATIONS

- 1

REMOVE (E) RAMPS STAIRS AND PIPE RAILING TYP.
- 2

REMOVE (E) INFILL WINDOWS AT (E) ENTRY PORCH
- 3

RESTORE ENTRY PORCH DETAILING INCLUDING ARCHWAYS
- 4

PROVIDE NEW CONCRETE STAIR AND RAILING AT FRONT ENTRY
- 5

REMOVE (E) ASPHALT SHINGLES. RESTORE TILE ROOF PER HISTORIC IMAGES. REPAIR RAFTER TAILS AND INTEGRAL GUTTER AS REQUIRED.
- 6

RESTORE (E) WINDOWS. NEW WOOD WINDOWS TO MATCH (E) DIVIDED LIGHTS, OVERHEAD OPERATION
- 7

UNCOVER INFILL WINDOWS WHERE FEASIBLE. PROVIDE NEW WOOD WINDOW TO MATCH (E)
- 8

REPAIR BASEMENT WINDOW VENTS TO MATCH (E)
- 9

PROVIDE NEW ENTRY DOORS AND TRANSOM TO UNIT AT (E) WINDOW LOCATION.
- 10

REMOVE NONCONFORMING MECHANICAL EQUIPMENT AND SCREENS WHERE FEASIBLE.
- 11

REMOVE INFILL WALL AT BACK OF BUILDING AS INDICATED
- 12

PROVIDE NEW / EXPANDED RAISED PORCH AT BACK OF BUILDING.
- 13

REMOVE (E) RAMP AT BACK OF BUILDING
- 14

REPAIR/ REFINSH (E) STONE FOUNDATION
- 15

LOCATE HVAC EQUIPMENT BELOW DECK
- 16

NEW RAISED WOOD DECK AND ADA RAMP



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

Building B Elevations

BUILDING C : PROPOSED PLANS

UNIT 1: 1,250 SF*	2 BEDROOM, 2 BATH
UNIT 2: 1,425 SF*	2 BEDROOM, 2.5 BATH
UNIT 3: 1,250 SF*	2 BEDROOM, 2 BATH

* AREA MEASURE TO INTERIOR FACE OF WALL AT 7'-6" HEAD HEIGHT

- 1

REMOVE (E) RAMPS STAIRS AND PIPE RAILING TYP.
- 2

REMOVE (E) INFILL WINDOWS AT (E) ENTRY PORCH
- 3

RESTORE WOOD WINDOWS AT ENTRY
- 4

PROVIDE NEW CONCRETE STAIR AND RAILING AT FRONT ENTRY
- 5

REMOVE (E) ASPHALT SHINGLES. RESTORE TILE ROOF PER HISTORIC IMAGES. REPAIR RAFTER TAILS AND INTEGRAL GUTTER AS REQUIRED.
- 6

RESTORE (E) WINDOWS. NEW WOOD WINDOWS TO MATCH (E) DIVIDED LIGHTS, OVERHEAD OPERATION
- 7

RESTORE ENTRY PORCH ARCHWAYS AT THE REAR OF THE BUILDING.
- 8

PROVIDE NEW ENTRY DOORS AND TRANSOM TO UNITS AT (E) WINDOW LOCATION ON BACK OF BUILDING
- 9

PROVIDE NEW STAIR AND RAISED DECK AT EACH UNIT ON THE BACK OF BUILDING
- 10

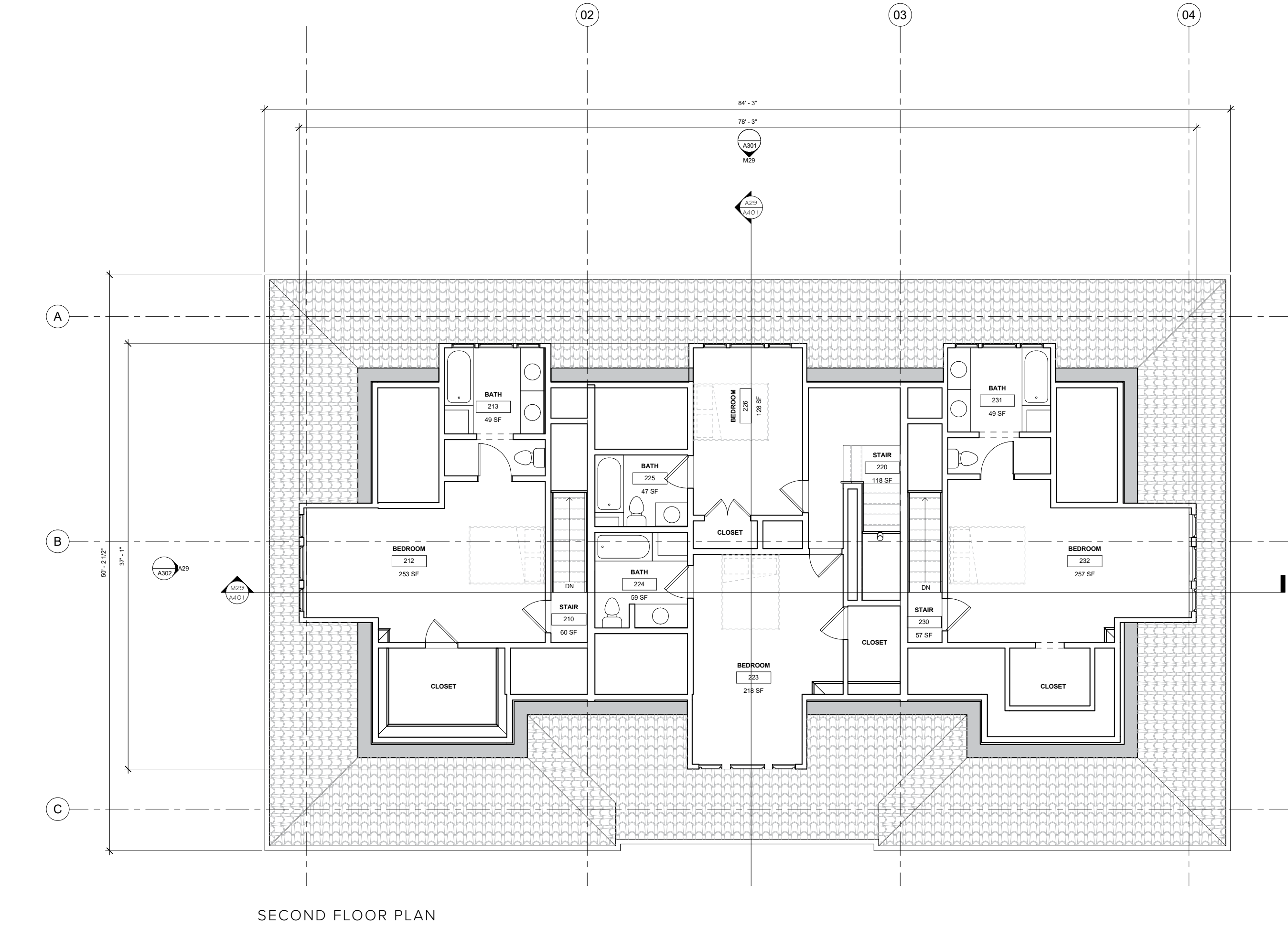
PROVIDE NEW DORMERS TO MATCH (E) AT EACH UNIT ON THE BACK OF BUILDING
- 11

UNCOVER INFILL WINDOWS WHERE FEASIBLE. PROVIDE NEW WOOD WINDOW TO MATCH (E)
- 12

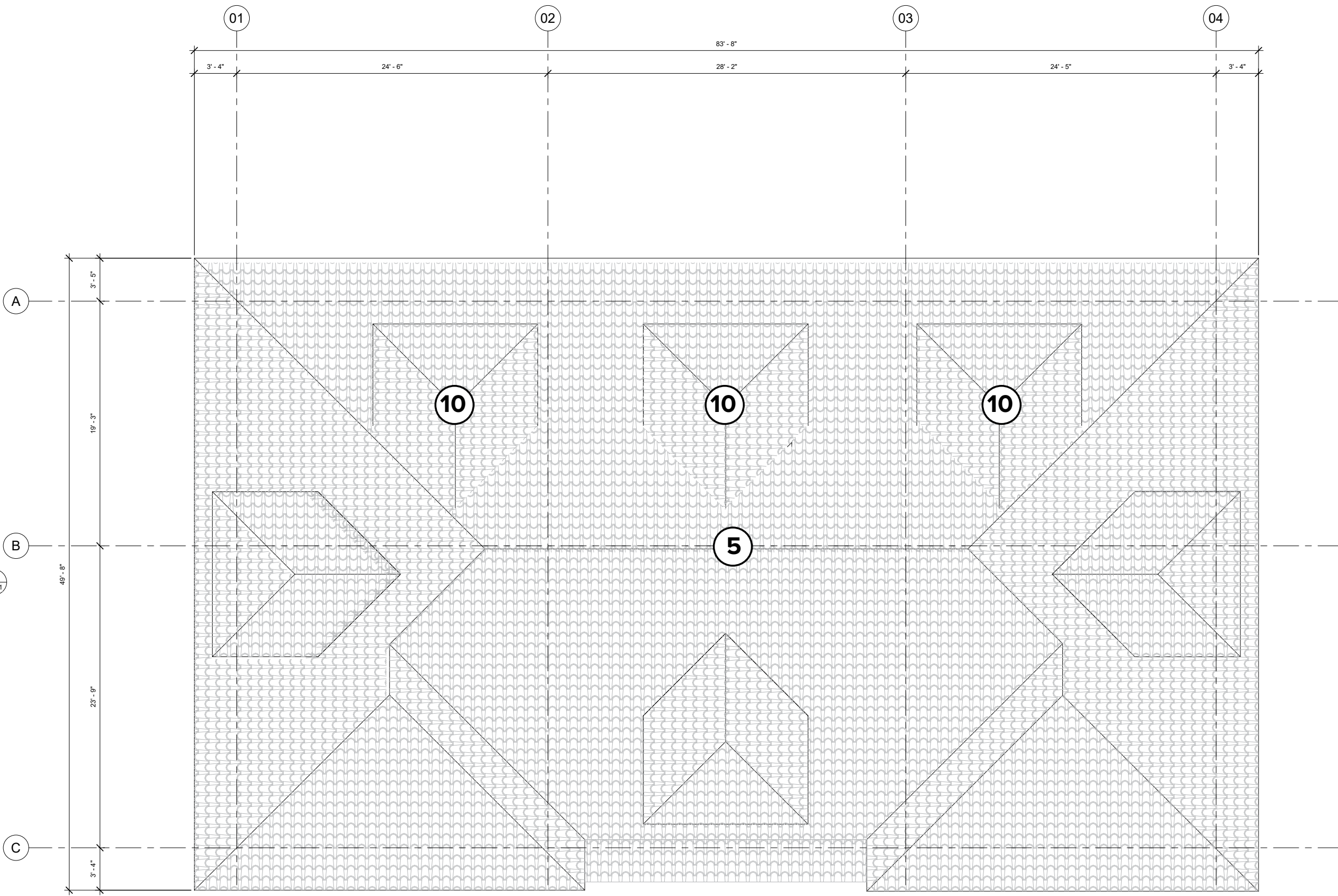
REPAIR BASEMENT WINDOW VENTS TO MATCH (E)
- 13

LOCATE HVAC EQUIPMENT BELOW DECK
- 14

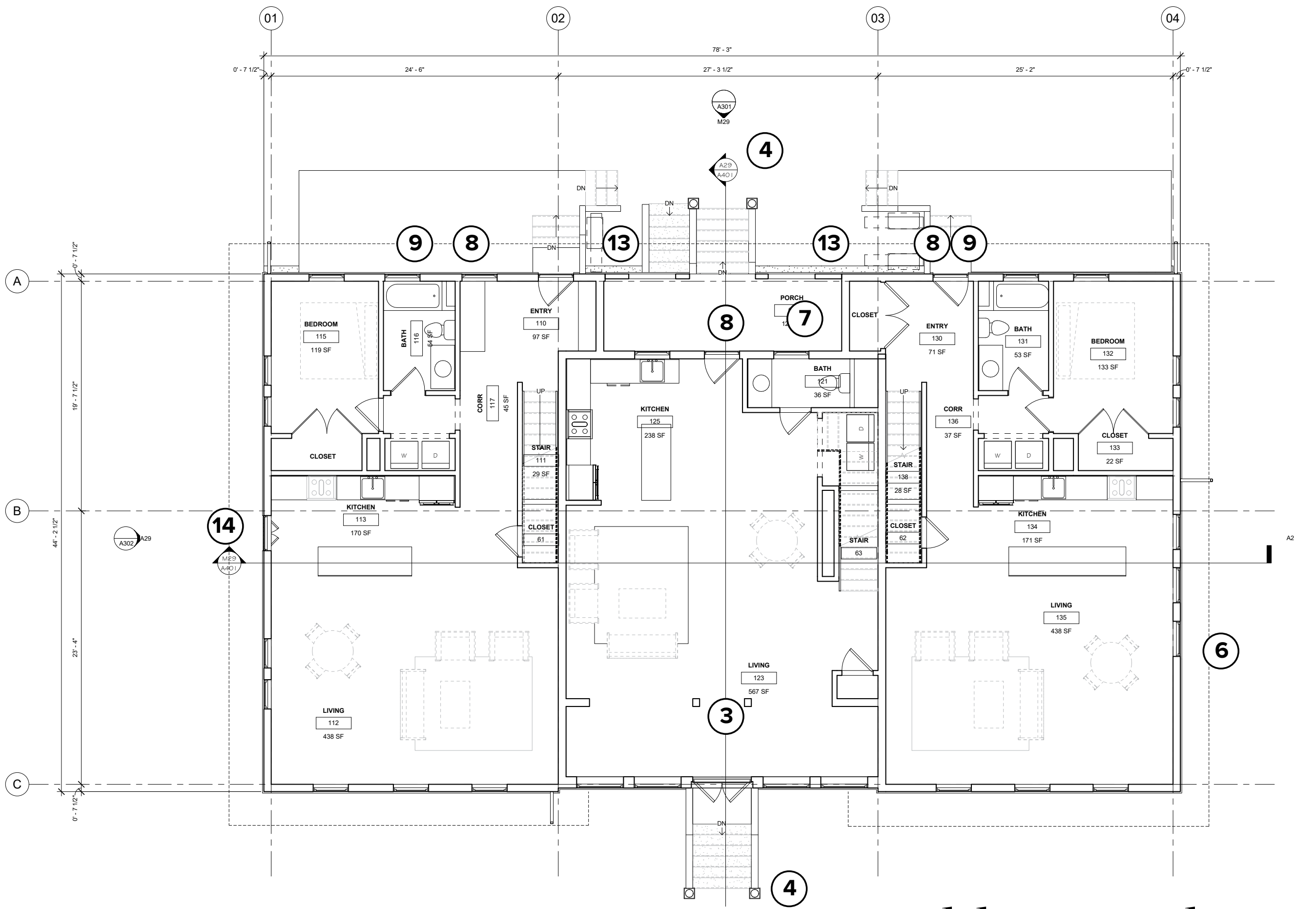
INFILL JULLIETE BALCONY AT EXISTING DOOR OPENING



SECOND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN

Building C Plans

BUILDING C : EXISTING/PROPOSED ELEVATIONS

- 1

REMOVE (E) RAMPS STAIRS AND PIPE RAILING TYP.
- 2

REMOVE (E) INFILL WINDOWS AT (E) ENTRY PORCH
- 3

RESTORE WOOD WINDOWS AT ENTRY
- 4

PROVIDE NEW CONCRETE STAIR AND RAILING AT FRONT ENTRY
- 5

REMOVE (E) ASPHALT SHINGLES. RESTORE TILE ROOF PER HISTORIC IMAGES. REPAIR RAFTER TAILS AND INTEGRAL GUTTER AS REQUIRED.
- 6

RESTORE (E) WINDOWS. NEW WOOD WINDOWS TO MATCH (E) DIVIDED LIGHTS, OVERHEAD OPERATION
- 7

RESTORE ENTRY PORCH ARCHWAYS AT THE REAR OF THE BUILDING.
- 8

PROVIDE NEW ENTRY DOORS AND TRANSOM TO UNITS AT (E) WINDOW LOCATION ON BACK OF BUILDING
- 9

PROVIDE NEW STAIR AND RAISED DECK AT EACH UNIT ON THE BACK OF BUILDING
- 10

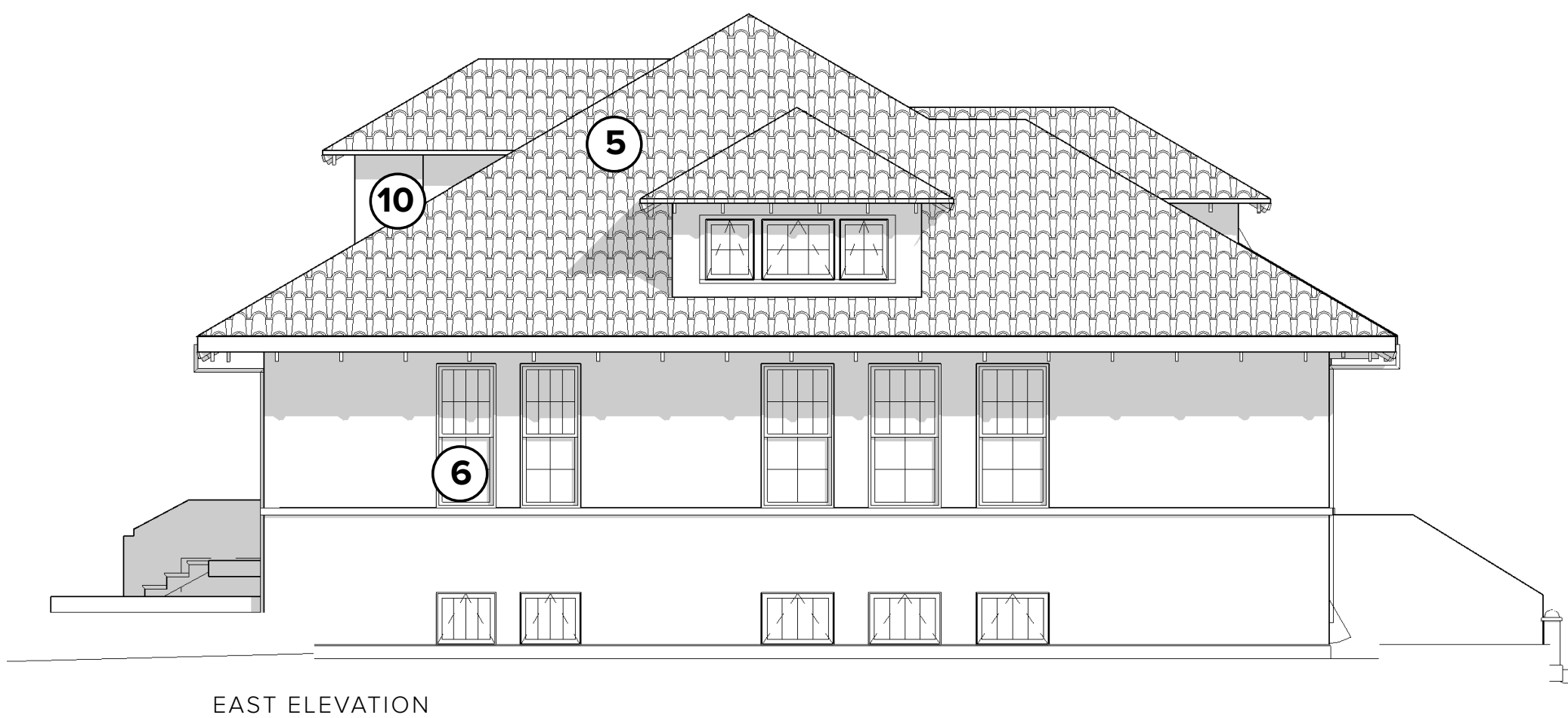
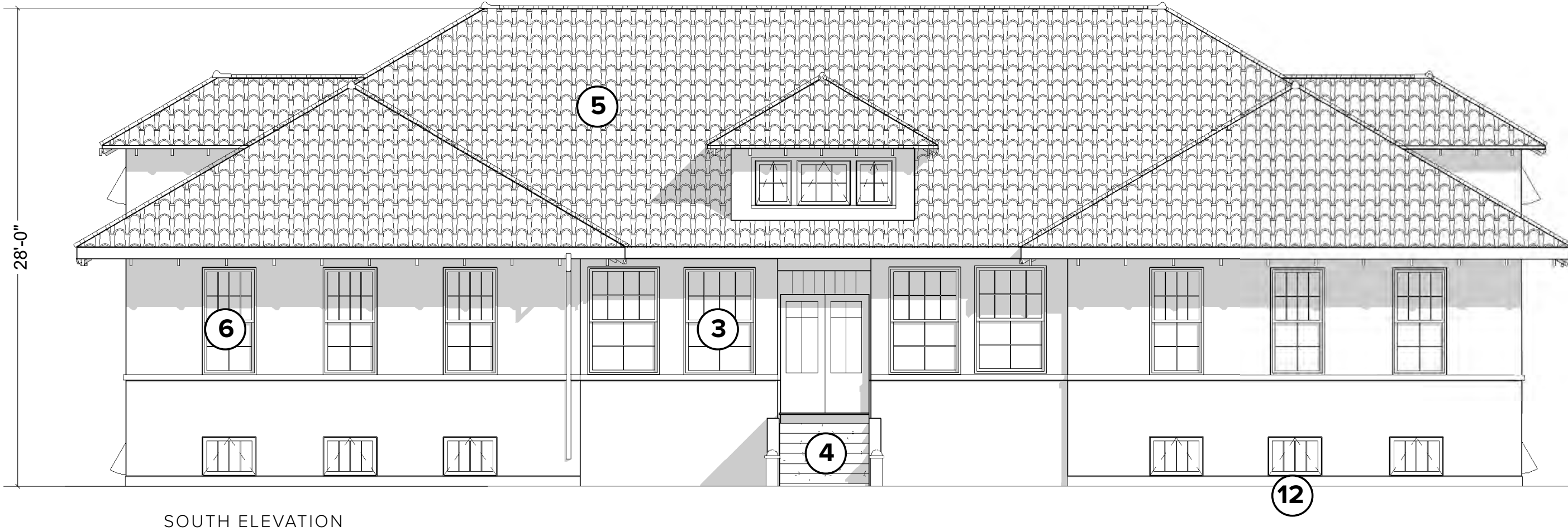
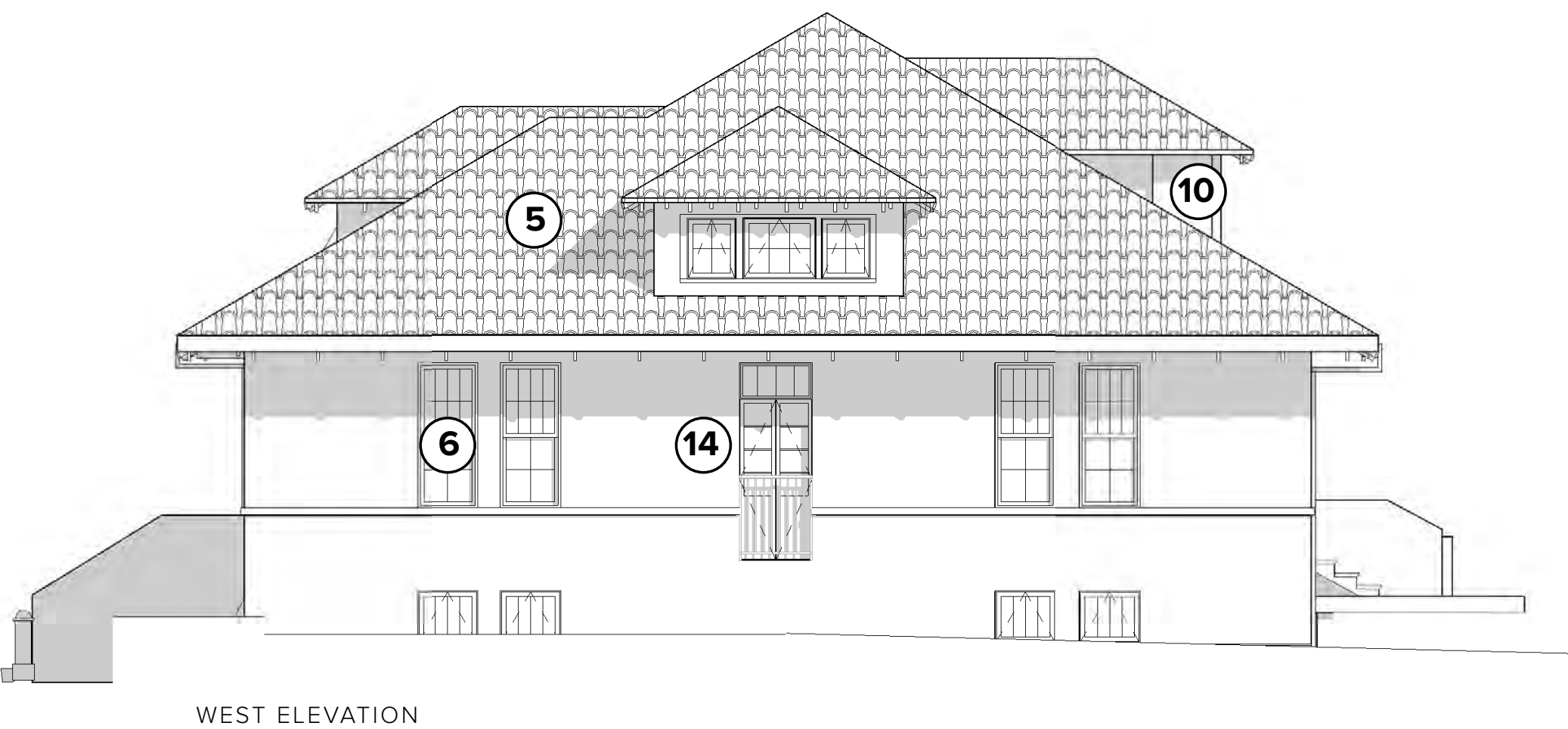
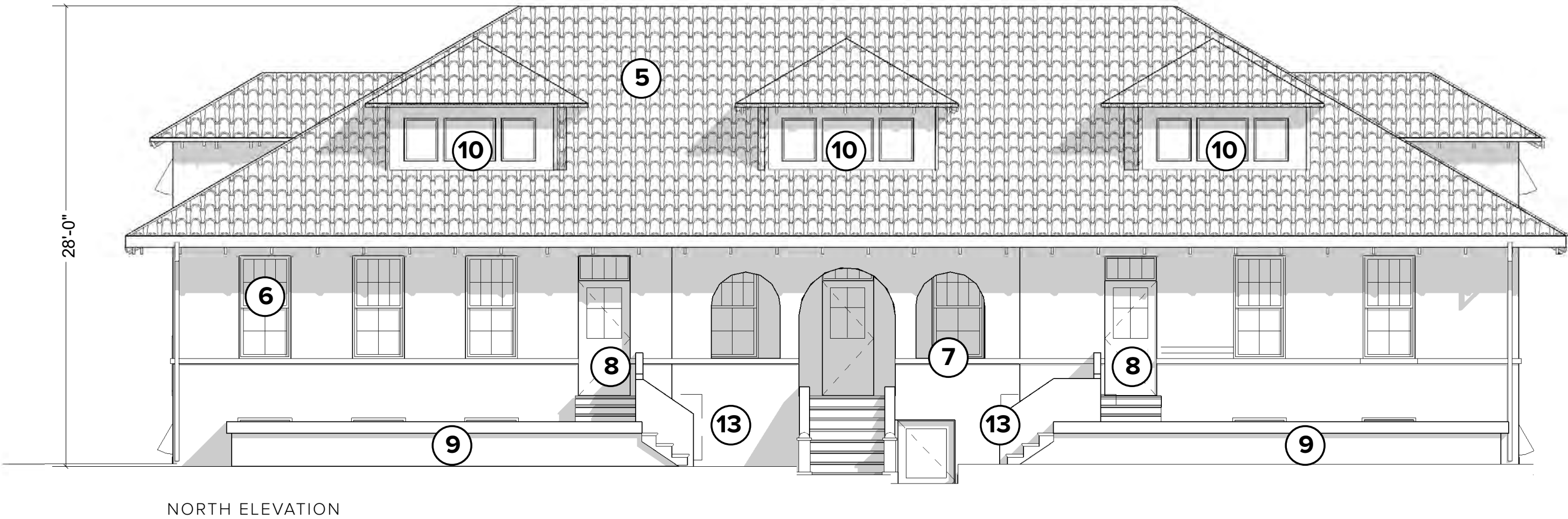
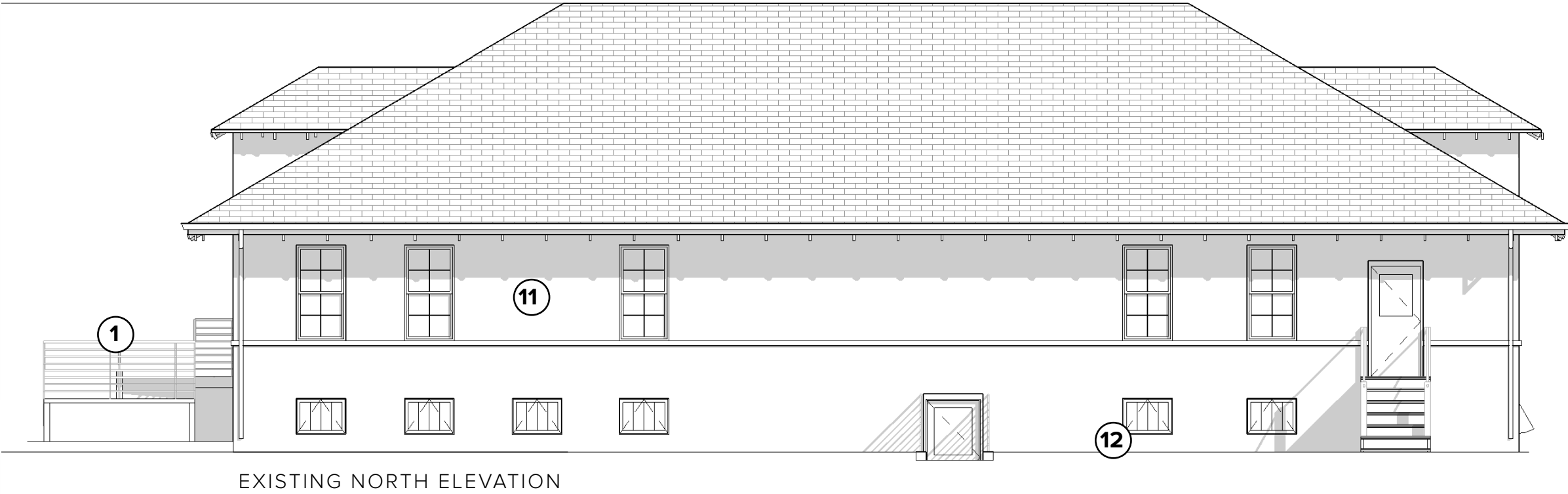
PROVIDE NEW DORMERS TO MATCH (E) AT EACH UNIT ON THE BACK OF BUILDING
- 11

UNCOVER INFILL WINDOWS WHERE FEASIBLE, PROVIDE NEW WOOD WINDOW TO MATCH (E)
- 12

REPAIR BASEMENT WINDOW VENTS TO MATCH (E)
- 13

LOCATE HVAC EQUIPMENT BELOW DECK
- 14

INFILL JULLIETE BALCONY AT EXISTING DOOR OPENING



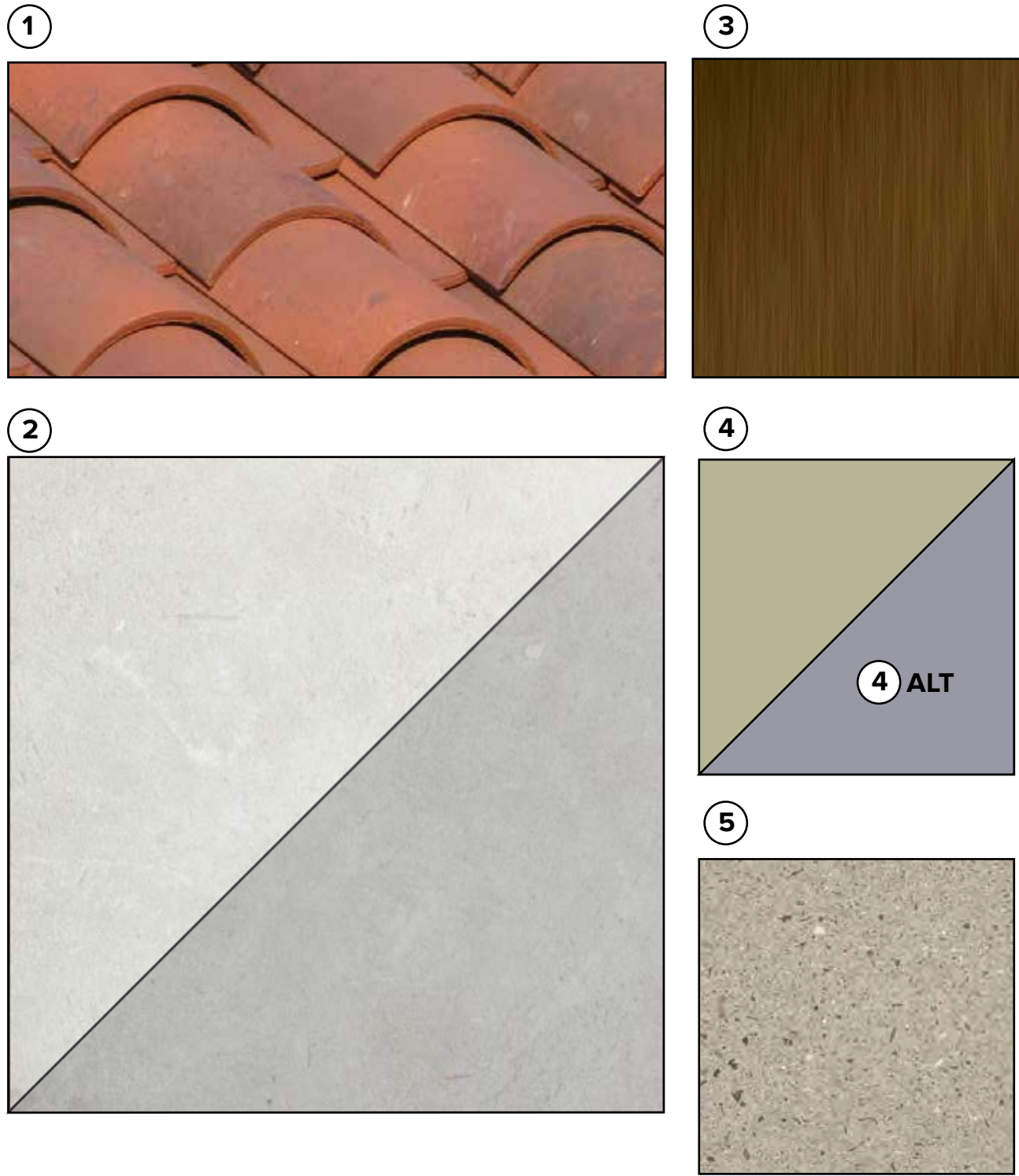
Building C Elevations

MATERIALS AND DETAILS



EXISTING DETAILS

- ① CLAY TILE ROOF: MISSION BARREL
- ② RAISED HIP CAP
- ③ SHAPED WOOD RAFTER TAIL
- ④ EIGHT OVER TWO DIVIDED LIGHT WINDOW
- ⑤ EIGHT OVER FOUR DIVIDED LIGHT WINDOW
- ⑥ FIVE PANEL DOOR EXTERIOR / INTERIOR
- ⑦ DIVIDED LIGHT DOOR WITH TRANSOM EXTERIOR
- ⑧ STONE BLOCK BASE : REMOVE PAINT / REPAIR
- ⑨ MID COURSE STUCCO DETAIL
- ⑩ METAL CRAWL SPACE VENTS



MATERIALS

- ① CLAY TILE ROOF
- ② SMOOTH STUCCO / OFF WHITE
BASE STUCCO / PUTTY
- ③ METAL: OIL RUBBED BRONZE
- ④ WINDOW AND DOORS PT :
PUTTY GREEN / ALT GREY BLUE
- ⑤ CONCRETE: ACID ETCH



BUILDING B - INFIRMARY, 1973

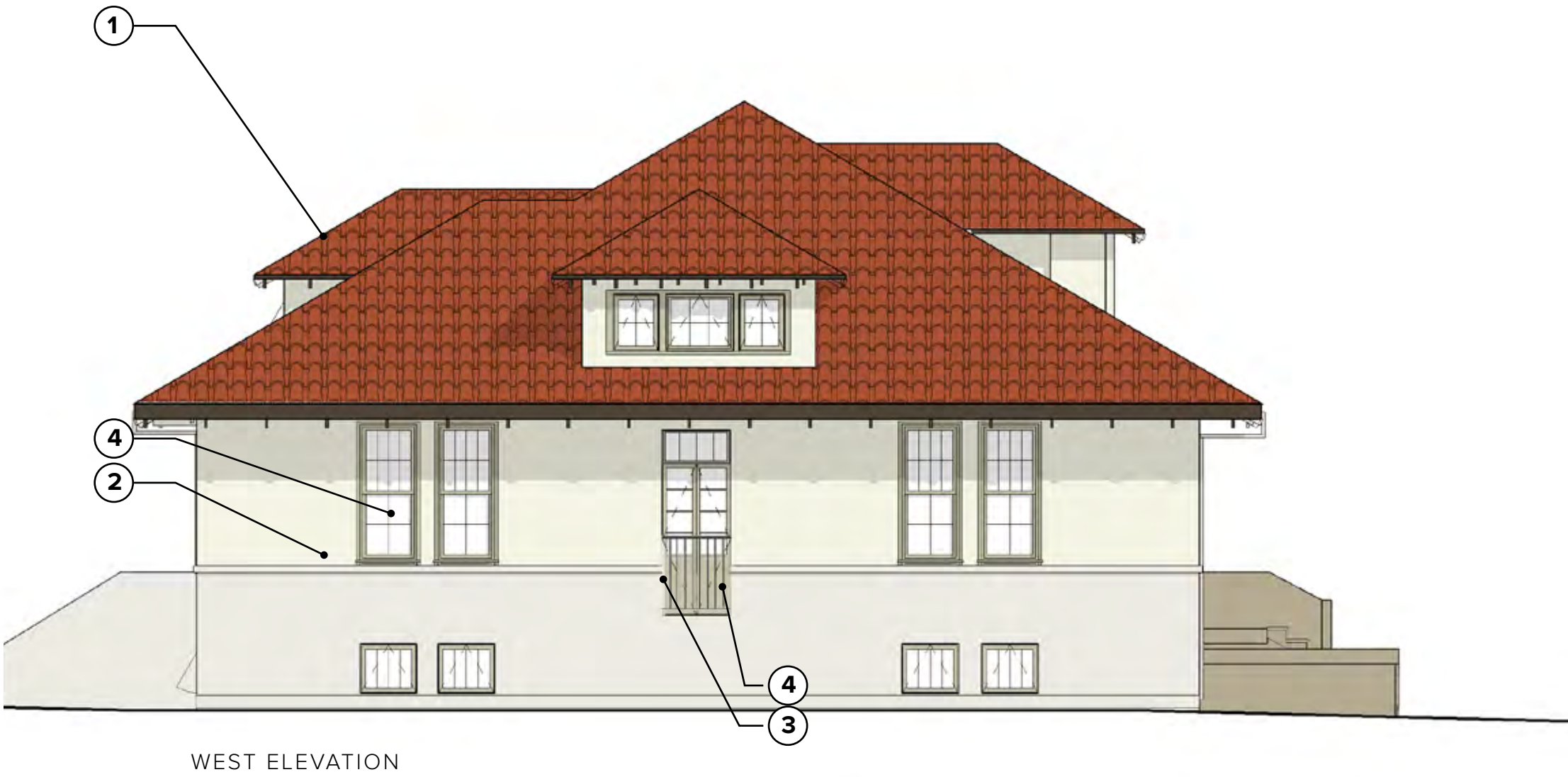


BUILDING C - DORMITORY, 1973

Materials

BUILDING A&C: RENDERED ELEVATIONS

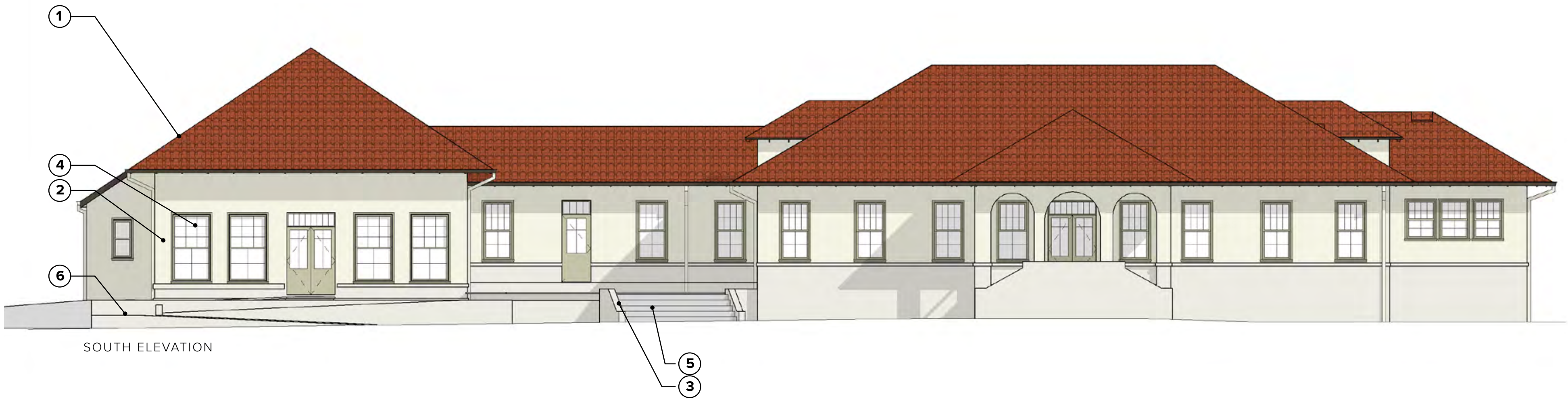
- MATERIALS:
- 1 CLAY TILE ROOF
 - 2 SMOOTH STUCCO / OFF WHITE
BASE STUCCO / PUTTY
 - 3 METAL: OIL RUBBED BRONZE
 - 4 WINDOW AND DOORS PT :
PUTTY GREEN / ALT GREY BLUE
 - 5 CONCRETE: ACID ETCH
 - 6 WOOD DECK



Building A&C Rendered Elevation

BUILDING B : RENDERED ELEVATIONS

- MATERIALS:
- ① CLAY TILE ROOF
 - ② SMOOTH STUCCO / OFF WHITE
BASE STUCCO / PUTTY
 - ③ METAL: OIL RUBBED BRONZE
 - ④ WINDOW AND DOORS PT :
PUTTY GREEN / ALT GREY BLUE
 - ⑤ CONCRETE: ACID ETCH
 - ⑥ WOOD DECK

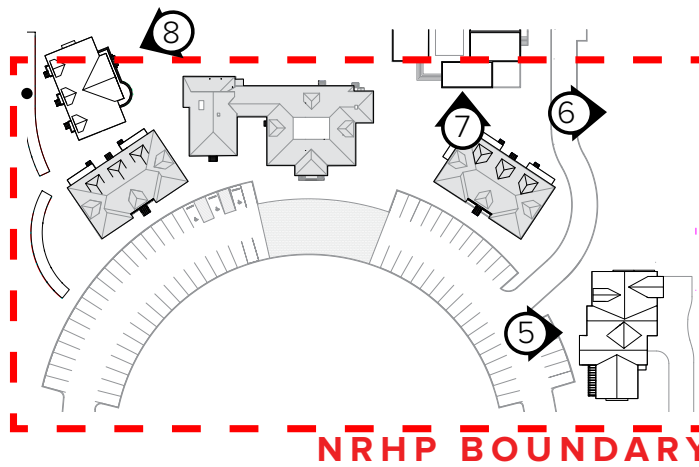


Building B Rendered Elevation

NEW NON-CONTRIBUTING STRUCTURES
CARRIAGE BUILDING



EAST ELEVATION

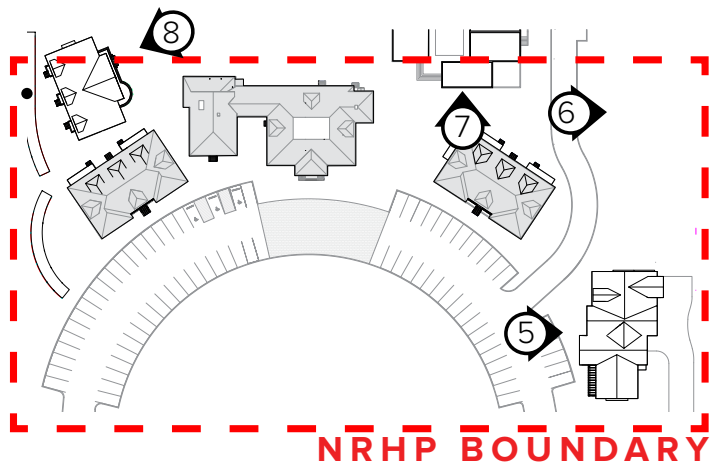


New Non-Contributing Structures

NEW NON-CONTRIBUTING STRUCTURES
CRESCENT BUILDING



WEST ELEVATION



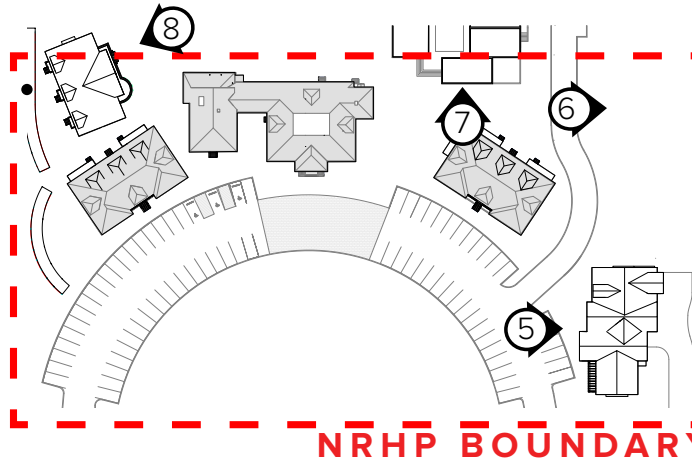
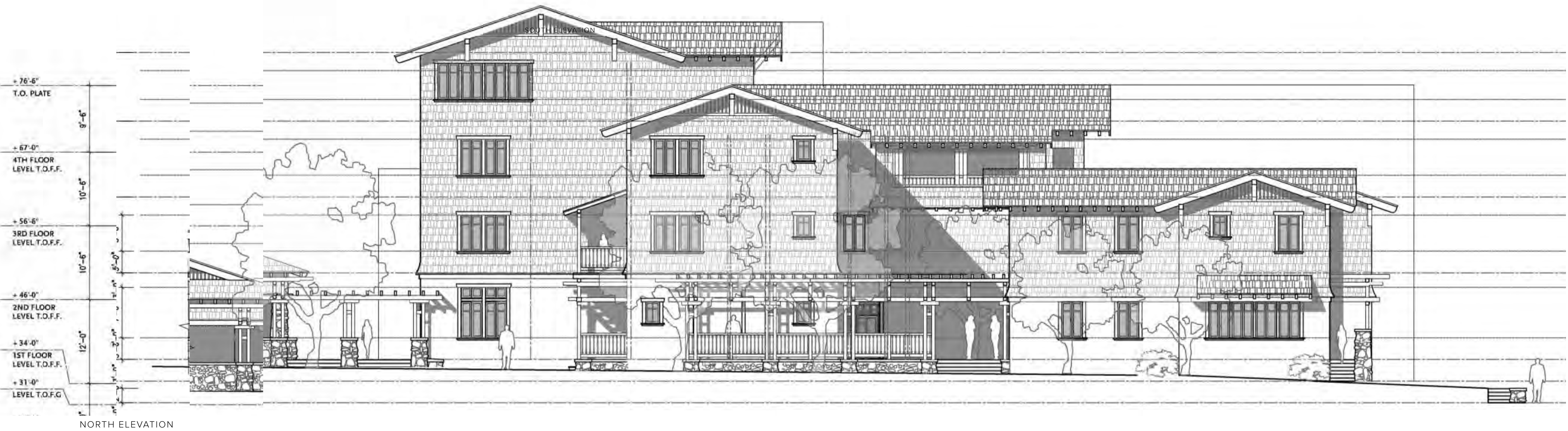
New Non-Contributing Structures

NEW NON-CONTRIBUTING STRUCTURES

NON CONTRIBUTING STRUCTURES
6: SINGLE FAMILY DWELLINGS



NON CONTRIBUTING STRUCTURES
7: COURTYARD CONDO BUILDING



New Non-Contributing Structures