



FINAL

OCCIDENTAL HISTORIC DISTRICT
SURVEY AND DESIGN GUIDELINES UPDATE,
OCCIDENTAL, SONOMA COUNTY, CALIFORNIA

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Natural and Cultural Resource Consultants



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Prepared for:

The County of Sonoma
Permit and Resource Management Department
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Revised by Painter Preservation & Planning
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EXECUTIVE SUMMARY

The County of Sonoma commissioned Garcia and Associates (GANDA) to prepare a Survey and Design Guidelines Update for the Occidental Historic District to inventory and update the documentation for this historic district, which was designated by the Sonoma County Landmarks Commission (Landmarks Commission) in 1980. An update of these guidelines, which primarily involved adding a section on design guidelines for energy efficiency in historic buildings and properties, was completed by Painter Preservation & Planning in March 2012.

The Occidental Historic District Survey and Design Guidelines Update includes the following components:

- An historic context statement for the district;
- State of California Department of Parks and Recreation (DPR) Primary Record (523A) forms for all buildings over 45 years of age in the district;
- DPR Building, Structure, and Object (523B) forms for all individually listed landmark buildings within the district;
- DPR District (523D) forms for the district;
- A list of contributing and non-contributing buildings within the district; and
- Clear, illustrated design guidelines based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

A summary of the Occidental Historic District's location, boundary, significance, and character-defining features is listed below. DPR 523 forms in Appendix C contain a complete description and evaluation of the historic district.

Overview

The Occidental Historic District is a geographically contiguous district consisting of approximately 103 buildings primarily located on a grid plan of streets within the town of Occidental. This district consists primarily of commercial buildings located on Bohemian Highway and Main Street, and residential buildings located on the streets perpendicular to Bohemian Highway and Main Street. Additional building types in the district include two churches, two motels, a post office, a community center, a fire station, a barn, and a community arts center. Approximately 42 buildings are contributing, approximately 32 buildings are non-contributing, and 24 buildings are less than 45 years old.

Occidental was first developed in the 1860 to 1870s; today the community features primarily low-rise, wood-frame, wood-clad residential and commercial buildings in the Greek Revival, Queen Anne, and Stick/Eastlake styles, and vernacular buildings dating from 1870 to 1910. Additional residential and commercial buildings were constructed in Occidental in the 1920 to 1950s primarily in the Craftsman/Bungalow, Modern and vernacular buildings. Together these buildings style help to impart a special sense of place. Occidental is located at a high point and laid out on a grid pattern, with Bohemian Highway and Main Street the main commercial thoroughfare (in line with the former railroad bed). Perpendicular streets lined with residential buildings climb up the steep sides of the mountains east and west of the commercial core.

Boundary

The Occidental Historic District generally encompasses downtown Occidental, the east and west sides of both Bohemian Highway and Main Street between 1st Street and Graton Road; and extends along the west side of Bohemian Highway from the intersection of Graton Road to about 1000 feet northwest, and along both sides of Coleman Valley Road from the intersection with Bohemian Highway to approximately 400 feet northwest. Four buildings in the Occidental Historic District are designated as Individual County Landmarks: 3730 Bohemian Highway (St. Phillips Catholic Church); 3637 Church Street (Occidental Community Church); 3731 Main Street (Union Hotel); and 3611 Main Street (Taylor Building).

Period of Significance

The period of significance is 1870 to 1950.

Area of Significance

Under CRHR Criterion 1, the Occidental Historic District is significant as a place that has made a significant contribution to the broad patterns of local history. The Occidental community was established during the 1860s and 1870s as a rural community engaged in farming and logging. The growth of Occidental is closely intertwined with the development of the North Coast Pacific Railroad, a narrow gauge steam railroad that carried redwood lumber, local dairy and agricultural products, and passengers from Marin and Sonoma counties. The development of the community of Occidental was spurred by the construction of the railroad, which initially brought railroad laborers to the area and provided transportation of goods from this region to the San Francisco Bay Area. Occidental as a community reflects geographical patterns associated with its settlement and growth and railway transportation.

Under CRHR Criterion 3, the Occidental Historic District is significant for its distinctive characteristics of style and period. Occidental is a cohesive collection of residential and commercial buildings from the mid to late 19th century in the Greek Revival, Queen Anne, and Stick/Eastlake styles and vernacular buildings that retain a good level of architectural integrity. The buildings exhibit and maintain many of the typical character-defining features. The buildings in Occidental are well constructed and designed; the Occidental Historic District embodies a collection of buildings related in architectural design, details and materials that are a good representation of a small, 19th century rural community in Sonoma County.

Character-defining Features

- one and two story, wood-frame buildings
- wood siding – shiplap vertical board-and-batten, shingles and decorative shingles
- gable roofs, sometimes with dormers
- double-hung, wood-sash windows, often with multiple divided lights
- shed roof porches with decorative balustrades and trim details
- commercial buildings with stepped false fronts and shed or hipped roof wood awnings/canopies
- common fence form is low, transparent, wood picket
- building orientation with primary entrances facing the street
- residential buildings aligned with front yards serving as a transitional space between the public street and the private building entry
- detached free-standing garages for residential buildings
- hilly topography on the perpendicular streets necessitates retaining walls.

FINDINGS

Within the survey area and Occidental Historic District, surveys were completed for 103 properties. The properties that were not surveyed were either vacant or under 45 years of age. In this district, approximately 42 buildings are contributing to the district, approximately 32 buildings are non-contributing, and 24 buildings are less than 45 years old (note that properties under 45 years of age have been photographed and are included in Appendix D). Additionally, four contributing properties are individually listed as Sonoma County Landmarks.

The table below summarizes the survey findings.

Contributing/Non-Contributing Properties

Historic Contributing Properties	42
Historic Non-Contributing Properties	32
Non-Historic, Non-Contributing Properties	24
Vacant	<u>5</u>
Total	103

RECOMMENDATIONS

The greatest threat to the integrity of the Occidental Historic District as a whole is inappropriate infill buildings. Many of the buildings in the district retain good integrity and a number have been restored. Infill development that has occurred since about 1950 represents the most evident infill that is inconsistent with the district in both siting/placement and character. If in the future these buildings are replaced, new construction must meet the Secretary of Interior's Standards and these guidelines. Another potential threat to the district is infill construction that does not meet the Secretary of Interior's Standards and these guidelines in terms of creating a false sense of history. New construction should be compatible with the district, but should also be of its own time.

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1. INTRODUCTION

PURPOSE

The purpose of this document is to provide updated information on the historic resources within the Occidental Historic District and clear, concise guidance as to how existing and proposed new buildings and structures should be treated to maintain the district's historic character. The goal of the guidelines is to retain Occidental's unique character by protecting this small, rural Sonoma County town's historic qualities that have existed and evolved for over 150 years, while preserving its attractions as a desirable place to visit, live, work, and do business. The key to retaining Occidental's unique character is to maintain important features of the existing buildings and the landscape and views, while ensuring that changes and new construction are compatible with their surroundings. These guidelines, as well as other incentives such as the use of the California Historical Building Code and tax advantages (under certain conditions), are also intended to assist property and business owners maintain the historic character of the town while enabling and guiding the changes that must occur in any vital community.

IN THIS DOCUMENT

The County of Sonoma commissioned Garcia and Associates (GANDA) to prepare a Survey and Design Guidelines Update for the Occidental Historic District to inventory and update the documentation for this historic district, which was designated by the Sonoma County Landmarks Commission (Landmarks Commission) in 1980.

The Occidental Historic District Survey and Design Guidelines Update includes the following components:

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- Clear, illustrated design guidelines based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The guidelines are intended to both protect the existing character of the district and encourage compatible new construction. They are organized in the following manner. The first guidelines section in Chapter 4 on "Design Guidelines for Historic Buildings" addresses repair and maintenance of existing building materials. They then address the repair and maintenance of key building elements and features. In the second section is a discussion of "Additions to Historic Buildings." The third section on "Design Guidelines for New Construction" provides guidelines for new infill construction of all types, including accessory structures. The final section on "Energy Efficiency Measures for Historic Buildings and Properties" is also intended for all building types within the Historic District.

METHODOLOGY

Research

Archival research was undertaken by architectural historian Jennifer Lang to gather information about the history and development of Occidental. The primary research repositories utilized were the Sonoma County History and Genealogy Library in Santa Rosa, and the West County Historical Society in Sebastopol. Numerous primary and secondary sources have also been referenced, compiled and integrated into this document.

Field Work

The Occidental Historic District was surveyed by Jennifer Lang. During site visits in February and March 2010, Ms. Lang systematically surveyed and documented the Occidental Historic District through digital photography and field notes. Parcel and historic district boundary maps obtained from the County of Sonoma Permit & Resource Management Department (PRMD) were utilized for building identification, photo recording and field notes.

Recordation

In accordance with California Office of Historic Preservation (OHP) standards, only resources that are 45 years or older should be recorded and evaluated for potential historic significance. As construction dates were not readily available for the properties being surveyed, a visual estimate of age and integrity was the basis for recordation. As of 2010, the year 1965 is typically used as the cut-off for age-eligible properties (those older than 45 years are considered age eligible). Professional judgment was used in selecting for recordation those properties that appeared to have been constructed prior to 1965 and that appear to retain the most original forms, features, and materials (i.e. physical integrity).

For the Occidental Historic District survey update, only those properties that are 45 years or older have been recorded on State of California Department of Parks and Recreation (DPR) Primary Record (523A) and Building, Structure, and Object (523B) forms (see Appendix C). Those properties within the district that are less than 45 years old were documented with photographs (see Appendix D).

EVALUATOR QUALIFICATIONS

Diana J. Painter of Painter Preservation & Planning undertook the update of the Occidental Historic District Guidelines. Ms. Painter is an architectural historian whose qualifications meet the Professional Qualifications Standards of the National Park Service in history and architectural history, as defined in the Code of Federal Regulations, 36 CFR Part 61. She is also a 25-year member of the American Institute of Certified Planners. She holds a PhD in Architecture and a Masters Degree in Urban Planning and has 30 years of professional experience in historic preservation and urban design. She is listed as an architectural historian on the roster of consultants on file with the State of California Office of Historic Preservation's Eastern Information Center at University of California Riverside.

2. HISTORIC CONTEXT AND OVERVIEW

THE PURPOSE OF A HISTORIC CONTEXT

The significance of a historic property can only be evaluated within its historic context. A historic context identifies and explains the patterns of local, state or national history by which the importance of a property can be understood and its meaning made clear. In order to be considered historically significant, a property or resource must represent a significant part of the history, architecture, archaeology, engineering, or culture of an area, and must embody the characteristics that make it a good representative of properties associated with that aspect of the past.

In order to decide whether a property is significant within its historic context, the important historical trends must first be identified and determined significant; the property must be determined relevant and important in illustrating the historic context; and the property must possess the physical features necessary to convey that aspect of history with which it is associated. The following is a brief overview of the history of the town of Occidental, which is provided here to help explain how the contributing and non-contributing properties in the historic district are determined.

A BRIEF HISTORY OF OCCIDENTAL

The land on which Occidental lies was never claimed as a Mexican land grant; although it is surrounded by the Rancho Bodega to the west, the Ranch Estero Americano to the south, the Rancho Canada de Jonive to the southeast, and the Rancho El Molino to the northeast. Agricultural activities were impractical due to the thick forests and deep canyons in the Occidental area. Known as Summit, Meeker's, Howard's Summit, and Howard's Station before Occidental, the town of Howard's was the creation of one of the area's early settlers and principal landowners, William Howard (also known as "Dutch Bill") who arrived around 1849. Howard's holdings, which composed the town of Howards, included the land north of 3rd Street (at the present day Altamont Bar and Grille). In 1876, Melvin Cyrus "Boss" Meeker arrived in the area; he was successful in acquiring land for timber and began his own steam powered sawmill in 1866 (Hill 1997). Meeker, anticipating the economic benefits of the approaching North Pacific Coast Railroad laid out and built the adjacent town of Occidental in a grid pattern.

Meeker and Howard competed for position, each creating their own town. Meeker and his brothers owned the majority of town land south of an east/west line at the Minna Street, and William Howard owned the land north of this east-west line (the block between Front Street on the west, Hill Street on the north and midway between Third and Minna Streets on the south). The town of Howards existing informally through the late 1800s; after Howard's wife died, he ran into financial problems, lost most of his land, and moved back to San Francisco where he died in 1899. The thoroughfare of the North Coast Pacific Railroad ran north-south through the center of town; Howard offered free right-of-way to the railroad on his land. Meeker was instrumental in helping to construct the Occidental Methodist/Episcopal Church in 1876 (Figure 2), as well as the Union Hotel in 1879.

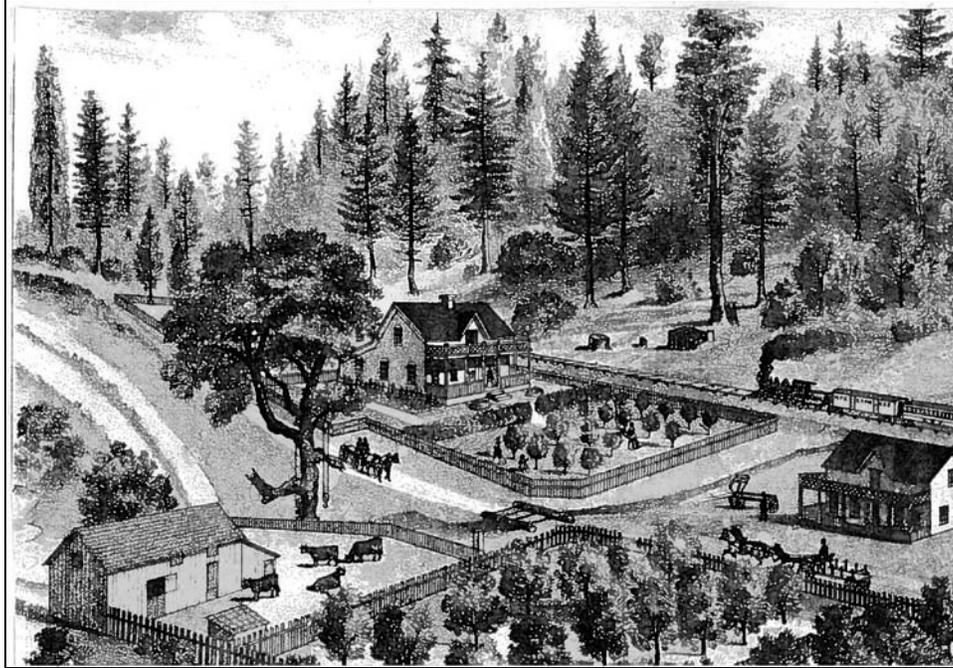


Figure 1: A drawing of William Howard's homestead (courtesy of New Historical Atlas of Sonoma Count, Thomas H. Thompson & Co., Oakland, CA 1877). Today this site is the approximate location of 4093 Bohemian Highway.



Figure 2: Occidental Community Church (courtesy of the Sonoma County History and Genealogy Public Library, Santa Rosa).

In 1876, the North Pacific Coast Railroad Company came to the Bodega Bay region. The narrow gauge railroad ran from Point Reyes Station on Tomales Bay, along the eastern side of Tomales Bay to Tomales, and Valley Ford, Freestone, Occidental, Camp Meeker, Monte Rio, Duncan Mills, and

Cazadero. The depot in Occidental, initially called Howards Station, was a wood-frame, gable roof building with vertical wood siding divided into a ticket office, waiting room, and baggage room (Figure 3). The train began running to Occidental in 1876. The train provided transportation for wood products from the surrounding lumber mills in the area, such as cut cord-wood and tanbark, wine, charcoal, as well as produce (potatoes, hay, rice and fruit such as apples and peaches) and dairy products (butter) to San Francisco. The North Pacific Coast Railroad helped to create the town of Occidental. The railroad provided income through businesses providing food, lodging and services to railroad personnel and tourists, as a commercial transport to goods to San Francisco and Marin County, and as transportation for tourists to the region. In 1902 the North Pacific Coast Railroad was purchased by the North Pacific Coast Company, who changed the name to North Shore Railroad. In 1907 the railroad was purchased by the Santa Fe and South Pacific Railroad, who changed the name to Northwestern Pacific Railroad. In 1930 due to competition from automobiles and trucking companies, the railroad service was stopped, the railroad was discontinued, and the tracks were removed. The Occidental Depot was demolished circa 1937.



Figure 3: View of the Occidental Depot (courtesy of the Sonoma County History and Genealogy Library, Santa Rosa).

In 1876 Cyrus Meeker commissioned the construction of a 29-room hotel to coincide with the arrival of the North Pacific Coast Railroad. The hotel is named Summit House, but its name was later changed to the Altamont Hotel (Figure 5). The hotel was one of the earliest businesses in Occidental. In 1879 Amelia Jones constructed a two story building, the Union Hotel and Saloon, on land sold to her by William Howard. In 1924, the Altamont Hotel was destroyed by a fire which burned approximately two blocks on the east side of Occidental between Second and Minna Streets. The Union Hotel was damaged by the fire, but not destroyed (Hill 1997).

In the 1880s some additional industries outside of lumber became profitable in Occidental, including tanbark, the manufacture of charcoal, shingles, grapestakes, pickets and posts. Common occupations for local Occidental residents included ranching, farming, dairying, viticulture, and fruit-growing.

In 1886, the original Taylor Building (Figure 4) was constructed by William Freeman Taylor, a Nova Scotia native who ran a grain warehouse and livery stable on adjoining lots, as a general merchandise store with living quarters above. The building was destroyed by fire in 1906 and was rebuilt by Taylor in a replica of the original 1886 building.

An 1890s account of Occidental describes the town as “...well built and contains a neat depot, two shoemaker shops, four hotels, a winery, warehouses and several dozen neat and commodious dwellings” (Reynolds and Proctor 1897; 52).



Figure 4: The Taylor Building prior to its destruction in the 1906 earthquake (courtesy of the Sonoma County History and Genealogy Library, Santa Rosa).

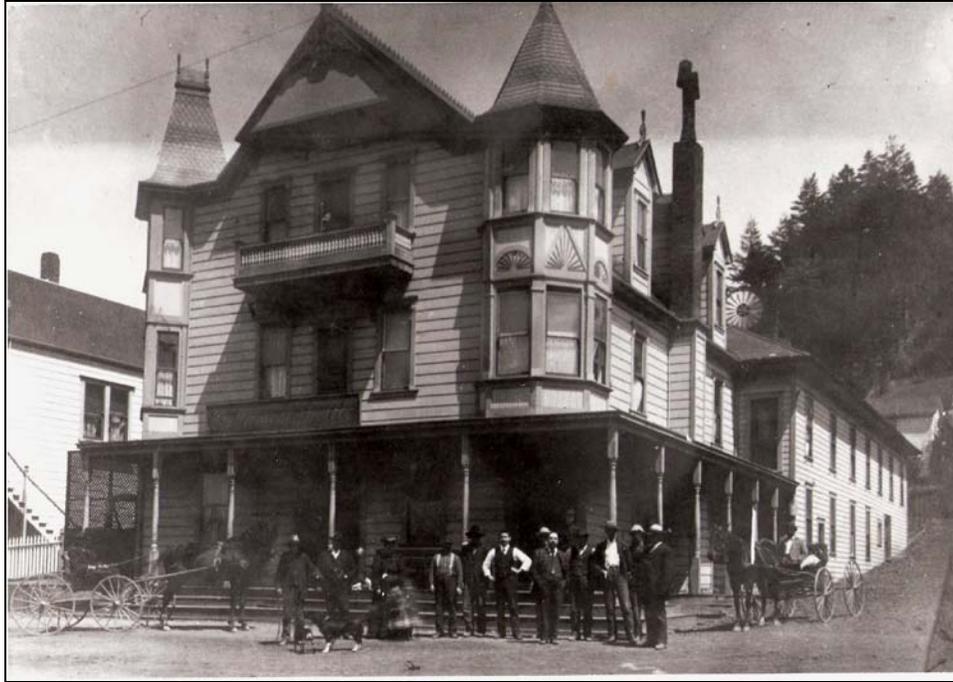


Figure 5: The Altamont Hotel circa 1899 (courtesy of the Sonoma County History and Genealogy Library, Santa Rosa).

There was not substantial change in the community of Occidental into the first few decades of the 1900s. Some additional residential and commercial buildings were constructed in the 1920s and 1940s. When the railroad was discontinued in 1930, the era of development and prosperity in Occidental ended.

HISTORIC OVERVIEW

In addition to being considered significant within its historic context, a property or district must possess the physical features necessary to convey that aspect of history with which it is associated. The following is a brief overview of the history and physical features of the town of Occidental. To augment this description, see the Chapter 4 section entitled “Built Environment.”

Description

The Occidental Historic District is a geographically contiguous district consisting of approximately 103 buildings primarily located on a grid plan of streets within the town of Occidental. This district consists primarily of commercial buildings located on Bohemian Highway and Main Street, and residential buildings located on the streets perpendicular to Bohemian Highway and Main Street. Additional building types in the district include two churches, two motels, a post office, a community center, a fire station, a barn, and a community arts center. Approximately 42 buildings are contributing, approximately 32 buildings are non-contributing, and 24 buildings are less than 45 years old.

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impart a special sense of place. Occidental is located at a high point and laid out on a grid pattern, with Bohemian Highway and Main Street the main commercial thoroughfare (in line with the former railroad bed). Perpendicular streets lined with residential buildings climb up the steep sides of the mountains east and west of the commercial core.

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Under CRHR Criterion 3, the Occidental Historic District is significant for its distinctive characteristics of style and period. Occidental is a cohesive collection of residential and commercial buildings from the mid-to-late 19th century in the Greek Revival, Queen Anne, and Stick/Eastlake styles and vernacular buildings that retain a good level of architectural integrity. The buildings exhibit and maintain many of the typical character-defining features. The buildings in Occidental are well constructed and designed; the Occidental Historic District embodies a collection of buildings related in architectural design, details and materials that are a good representation of a small, 19th century rural community in Sonoma County.

Character-defining Features

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- commercial buildings with stepped false fronts and shed or hipped roof wood awnings/canopies
- common fence form is low, transparent, wood picket
- building orientation with primary entrances facing the street
- residential buildings aligned with front yards serving as a transitional space between the public street and the private building entry

- detached free-standing garages for residential buildings
- hilly topography on the perpendicular streets necessitates retaining walls.

3. THE DESIGN REVIEW PROCESS

APPLICABLE REGULATIONS

The regulatory framework outlined below offers an overview of federal, state, and local criteria used to assess the historic significance and eligibility of a building, structure, object, site, or district for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and as a Sonoma County Historic Landmark or Historic District. These criteria were used to evaluate the Occidental Historic District for listing in the California Register and to justify its continued listing as a Sonoma County Historic District.

National Register Criteria for Evaluation

An historic property or historic district's significance is determined using the National Register Criteria for Evaluation, which state that a historic property may be any district, site, building, structure, or object:

- A. that is associated with events that made a significant contribution to the broad patterns of our history (Criterion A);
- B. that is associated with the lives of persons significant to our past (Criterion B);
- C. that embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); and/or
- D. that has yielded, or may be likely to yield, information important in prehistory or history (Criterion D) (36 CFR 60.4).

In addition to meeting one or more of the above Criteria, a property or historic resource must also retain integrity. The historic property or historic district must retain sufficient integrity to convey the reasons for its significance. To retain historic integrity, a property must possess most of the aspects of integrity and will usually retain those aspects of integrity most relevant to its significance (Andrus, 1995:44). The National Park Service recognizes seven aspects of integrity, which are used to determine whether a property or district retains the physical characteristics corresponding to its historic context:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The integrity of a historic district is determined by assessing the percentage of buildings and structures within the district that retain individual integrity. Typically between 50 and 60 percent of a district must retain integrity in order for it to be considered a historic district, although there is no set standard.

If a property or district is determined eligible for inclusion in the National Register, then it is automatically eligible for inclusion in the California Register. If a resource does not have sufficient integrity to be listed on the National Register, it may still be eligible for the California Register, which allows for a slightly lower level of integrity.

[Note that buildings and structures less than 50 years old do not meet the National Register criteria unless they are of exceptional importance, as stipulated under Criteria Consideration G and described in the National Park Service Bulletin No. 22, *How to Evaluate and Nominate Potential National Register Properties that Have Achieved Significance within the Last 50 Years* (Sherfy, 1998).]

California Register Eligibility Criteria

All resources listed in or formally determined eligible for listing in the NRHP are eligible for listing in the California Register. The California Register is a listing of State of California resources that are significant within the context of California's history. Additionally, properties designated under municipal or county ordinances are also eligible for listing in the California Register. For listing, a historic resource must be significant at the local, state, or national level with respect to one or more of the following criteria as defined in the California Code of Regulations Title 14, Chapter 11.5, Section 4850:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Designating Historic Properties in Sonoma County

Properties that are listed on a local register or identified as significant in a local historic resource survey are also recognized by the State of California as historic resources for planning and regulatory

purposes or for purposes of compliance with the California Environmental Quality Act (CEQA) if they are identified or listed through approved processes. The California Register includes the following:

(4) Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria adopted by the commission; and (5) Local landmarks or historic properties designated under any municipal or county ordinance (California Code of Regulations Title 14, Chapter 11.5, Section 5024.1).

Sonoma County recognizes two types of historic resources; Historic Landmarks and Historic Districts (note that these may include sites, buildings, structures, objects and/or districts, landscapes and/or landscape features). Below is a discussion of each resource type.

Historic Landmarks. A Sonoma County Historic Landmark is an individual or group of historic sites, buildings, structures, and/or objects that the Landmarks Commission has determined to be significant based on criteria for listing on the California Register. The Historic Landmarks in the County consist primarily of buildings and/or structures, although there are also historic sites, objects and landscapes in the County. Historic Landmark properties are so designated by adoption of an overlay zone, Historic District (HD), for the property, which allows for the preservation and regulation of the exterior of existing buildings and structures. The preservation and regulation of historic buildings and structures is accomplished through the design review process undertaken by the Sonoma County Landmarks Commission.

Historic Districts. A Sonoma County historic district is a specific area of the County in which there is a significant concentration or continuity of sites, buildings, structures, and/or objects of historic merit or which represent an historic theme important to Sonoma County, the State of California, or the country, and which the Landmarks Commission has determined to be significant based on the criteria for listing on the California Register. The historic districts in the County consist primarily of buildings and structures, although there are also sites, objects and landscapes within the districts of historic merit which may also be regulated. Properties in historic districts are also so designated by adoption of an overlay zone, Historic District (HD), for the properties in the district. The preservation and regulation of historic districts is also accomplished through the design review process undertaken by the Sonoma County Landmarks Commission.

THE DESIGN REVIEW PROCESS

The Sonoma County Landmarks Commission

The design review process for historic resources in Sonoma County is undertaken by the Sonoma County Landmarks Commission. The Landmarks Commission was established in 1974 under Ordinance No.1768. The mission of the Landmarks Commission is to protect those structures, groups of structures, sites, and areas that are reminders of past eras; events and persons important in local, state, or national history; and/or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the County and its communities (*Sonoma County Landmarks Commission Bylaws*). The Commission designates Historic Landmarks and Historic Districts, reviews development proposals and related activities concerning historic resources, and administers the Historic Resources Preservation Program. By ordinance the Landmarks Commission consists of one resident from each of the five Supervisorial Districts, appointed by the Board of Supervisors. The County Permit and Resource Management Department assigns County staff to assist with carrying out the Landmark Commission's responsibilities.

Design Review in Sonoma's Historic Districts

The Landmarks Commission reviews proposals for the following project types within a historic district: 1) the repair, alteration and/or addition to the exterior of an existing building or structure; 2) the construction of new buildings and structures; and 3) the demolition of existing buildings and structures. The Landmarks Commission evaluates proposals for their consistency with the Secretary of Interior's Standards (typically the Secretary of Interior's Standards for Rehabilitation), and the applicable design guidelines.

The process for reviewing a proposal is as follows. The applicant for a development or related project proposed in a historic district files an Administrative Design Review (ADR) application at the Permit and Resource Management Department and supplies the required supporting materials. Once these materials are determined to be sufficient to explain the proposal, a public hearing before the Landmarks Commission is scheduled. A Notice of Public Hearing before the Landmarks Commission is mailed to all property owners in the historic district.

At the public hearing the Landmarks Commission takes comments from the public on the design of the proposed development project and determines whether it is consistent with the *Secretary of the Interior's Standards* and the applicable historic district design guidelines. If the project design is not consistent with these standards and guidelines, the Landmarks Commission may require changes to the proposal so that it is consistent with the standards and guidelines, and preserves the historic associations, historic character, and architectural qualities of the historic district.

Note that the Landmarks Commission has the following responsibilities with respect to projects within a designated historic district. The Commission may:

- Approve, approve with conditions, or deny a proposed demolition;
- Approve, approve with recommendations, or deny an alteration to an existing building or structure;
- Approve, approve with recommendations, or deny the construction a new building or structure; and
- Approve, approve with recommendations, or deny the relocation a building or structure.

The Sonoma County Landmarks Commission meets monthly at the Permit and Resource Management Department Hearing Room at 2550 Ventura Avenue in Santa Rosa, California. Further information regarding Sonoma County Landmarks Commission public hearings may be obtained at their website: <http://www.sonoma-county.org/prmd/b-c/lc/index.htm>.

All work within the Occidental Historic District must also comply with Sonoma County Building Codes (unless use of the California Historical Building Code is possible – see discussion below) and applicable zoning ordinances. The California Historical Building Code may be used in place of the Uniform Building Code for certain types of work on qualified historic buildings and structures.

Design Review Standards and Guidelines

Occidental Historic District Design Guidelines. The Commission reviews alterations to the exterior of an existing building or structure and the construction of new structures in designated historic districts by evaluating the project proposal for its consistency with the applicable historic district design guidelines and the *Secretary of the Interior's Standards for the Treatment of Historic Properties (the Secretary of the Interior's Standards)*. The applicable historic district design guidelines in this case are the *Occidental Historic District Design Guidelines* found in Chapter 4 of this document. Consistent with National Park Service direction, these guidelines are intended for use in conjunction with the

Secretary of Interior's Standards and provide additional guidance specific to the design conditions found in the Occidental Historic District.

The Secretary of Interior's Standards. The *Secretary of the Interior's Standards*, which are established by the National Park Service under the auspices of the Department of the Interior, are the standards that govern preservation, rehabilitation, restoration and reconstruction of our nation's historic buildings, structures, objects, sites and districts. They are also the standards that form the basis of most state and local standards and guidelines for the treatment of historic properties, including those in the State of California and Sonoma County.

Standards that implement each of the four treatment types are provided by the National Park Service, with guidelines to assist in their administration. Rehabilitation is the most common treatment, as it allows for the greatest flexibility in renovating a property. Rehabilitation is defined as: “. . . the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portion of features which convey its historical, cultural, or architectural values” (*Weeks, 1995:61*). In rehabilitation, as with the other treatment types, retaining and repairing the historic features of a property is recommended whenever possible. Priority is placed on retaining what is called the ‘historic fabric’ of a building or structure. However, recommendations are made for replacement when this is necessary for a variety of reasons.

The Secretary of Interior's Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new

work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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 (*Weeks, 1995:62*).

The purpose of the design guidelines for historic districts is to assist with implementing the *Secretary of Interior's Standards* by providing additional information and detail specific to the historic district in question. The *Occidental Historic District Design Guidelines* are consistent with this purpose.

The California Historical Building Code. The California Historical Building Code, which has been in place since 1975, is available to the owners of a recognized historic property that provides relief from provisions of the Uniform Building Code. Use of the Historic Building Code protects the integrity of a historic building, but can also represent a considerable cost savings to a building owner. More information on the California Historical Building Code can be found at: <http://www.dgs.ca.gov/dsa/AboutUs/shbsb/2010chbc.aspx>.

Additional standards and guidelines. Additional standards and guidelines may apply to the design and construction process for buildings and structures in the Occidental Historic District. The Sonoma County Permit and Resource Management Department may be contacted for additional information: <http://www.sonoma-county.org/prmd/>.

FREQUENTLY ASKED QUESTIONS

The following section answers frequently asked questions regarding the historic district design guidelines and the design review process. For additional questions, Permit and Resource Management Department staff may be contacted through information provided on the department website: <http://www.sonoma-county.org/prmd/contact-dept.htm>.

What types of projects are exempt from design review by the Landmarks Commission?

Two types of projects are exempt from design review by the Landmarks Commission.

1) Work on the exterior of existing buildings and structures that does not require a building permit, including:

- painting
- window awnings which do not project more than 54 inches
- detached trellises, arbors, or gazebos
- fences not over 10 feet high
- decks not more than 30 inches above grade and not over any basement or story below
- replacement of windows and doors in-kind: same location, size, design, and materials
- children's play structures
- one-story detached structures not larger than 120 square feet
- prefabricated structures not more than 500 square feet
- retaining walls for not more than 3 feet of material
- swimming pools
- removal of up to 25% of the exterior coverings on walls or roofs or similar work for the

purpose of determining structural condition

2) Any work on the interior of existing buildings and structures.

How do I use the Design Guidelines?

An applicant or architect or other representative of a property owner wishing to renovate a property or develop a new property in a historic district may use the *Occidental Historic District Design Guidelines* to prepare their proposal. They may consult the design guidelines regarding the following aspects of their project to ensure that it is consistent with the historic associations, historic characteristics, and architectural qualities of the Occidental Historic District and therefore more likely to be acceptable to the Landmarks Commission. Design elements that are addressed by the guidelines include:

- Site design
- Alignment and orientation
- Massing and scale
- Architectural design and detailing
- Roof form
- Building materials
- Windows and doors
- Porches
- Storefronts
- Awnings
- Lighting
- Signage
- Landscaping
- Color scheme.

A member of the Sonoma County Landmarks Commission may use the *Occidental Historic District Design Guidelines* in conjunction with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and information on the historic characteristics of existing buildings and structures in the district to determine whether the design of the proposed project is consistent with the historic associations, historic characteristics, and architectural qualities of the Occidental Historic District.

What are the Secretary of the Interior's Standards for the Treatment of Historic Properties?

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary of the Interior's Standards*) are standards established by the U.S. Secretary of the Interior for projects involving work on historic properties listed in or eligible for listing on the National Register of Historic Places. While established by the federal government for historic properties of national significance, the *Secretary of the Interior's Standards* have also been adopted by many state and local agencies, including the State of California and the County of Sonoma, because they are considered the best practices for protecting historic properties. The *Secretary of the Interior's Standards* include practices for preservation, rehabilitation, restoration, and reconstruction of historic properties.

The *Secretary of the Interior's Standards* are implemented through guidelines that assist property owners in protecting their historic property's significance on the long term through the preservation of historic features and materials. They cannot, in and of themselves, be used to make essential decisions about which features of an historic building can be saved and which can be changed. This is typically accomplished through use of a historic survey that identifies the significant historic

features and materials of a property and their condition. Once a treatment for the property is selected (typically rehabilitation), the *Secretary of the Interior's Standards* with accompanying Guidelines and the historic district guidelines can provide philosophical consistency to the work.

The *Secretary of the Interior's Standards* pertain to historic buildings and structures of all types, styles, materials and sizes, and address the exterior and interior of the buildings. They also address related landscape features and the building's site and immediate environment, as well as attached, adjacent, or related new construction. For a complete copy of the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings*, see the National Park Service website at <http://www.nps.gov/hps/tps/standguide/>.

How does the Landmarks Commission use the Secretary of the Interior's Standards?

The Landmarks Commission reviews the design of a proposed project with respect to the *Secretary of the Interior's Standards* and determines whether the design is consistent with these guidelines.

How do the Secretary of the Interior's Standards relate to the Occidental Historic District Design Guidelines?

The *Occidental Historic District Design Guidelines* are based on and consistent with the *Secretary of the Interior's Standards*, but are more detailed and specific to the historic associations, historic character, and architectural qualities of the Occidental Historic District.

What if the Design Guidelines conflict with the Secretary of Interior's Standards?

The *Occidental Historic District Design Guidelines* were prepared so as not to contain conflicting guidelines. However, in the event that conflicting guidelines are identified, the Landmarks Commission will make a decision as to which guidelines take precedence.

What is the difference between contributing and non-contributing properties?

Properties in the Occidental Historic District fall into one of two types: contributing and non-contributing. As a general rule, a contributing property contributes to the historic character of the district, whereas a non-contributing building does not.

A contributing property is any building, structure, object, or site within the boundaries of the historic district which adds to, is an integral part of, or key to the historic district's historic associations, historic character, or architectural qualities. Contributing properties must be constructed during the period of significance for the property and retain a sufficient level of integrity to convey their significance.

Properties that are non-contributing to the Occidental Historic District were constructed during the period of significance but have been significantly altered and no longer retain their integrity. Alternatively, they may also be buildings constructed beyond the period of significance for the district.

See *Appendix C* for a map and list of contributing and non-contributing properties.

Which design guidelines apply to non-contributing properties?

The *Secretary of the Interior's Standards* and the *Occidental Historic District Design Guidelines* also apply to non-contributing buildings or structures in the Occidental Historic District. However, they are applied differently than for contributing buildings or structures, as described below.

What is the difference between Landmarks Commission design review of projects involving non-contributing versus contributing properties?

For a proposed development project involving exterior alterations or additions to an existing non-contributing building or structure or nearby new construction, the Landmarks Commission applies the *Secretary of the Interior's Standards* and the *Occidental Historic District Design Guidelines* less strictly than for a project involving a contributing building or structure. Often the larger design aspects of the project - placement, orientation, scale, mass, and form - carry more importance than the more specific design aspects of the project for non-contributing buildings. However, the architectural type, architectural details, building materials, and craftsmanship may also be important. A non-contributing building – whether due to integrity or age - contributes to the setting of the contributing structures and in this sense, its design is an important aspect of the district as well. The *Secretary of Interior's Standards* 9 and 10 pertain most closely to a non-contributing building. For additional guidance, the National Park Service provides a number of bulletins and guides to interpreting the standards: <http://www.nps.gov/hps/tps/tax/ITS/itshome.htm>.

What if my property is also a Historic Landmark?

If a property is not only in the Occidental Historic District but is also an Historic Landmark, the Landmarks Commission will not only review the design of proposed project for consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Occidental Historic District Design Guidelines*, but will also review it relative to the historic associations, historic characteristics, and architectural qualities of a historic property that make it individually significant. These associations and characteristics may include the following:

- Your property is associated with an event that has made a significant contribution to the broad patterns of national, state, or local history.
- Your property is associated with the lives of persons significant in national, state, or local history.
- Your property embodies the distinctive characteristics of a type, period, or method of construction.
- Your property represents the work of a master or possesses high artistic values.
- Your property has yielded or may be likely to yield information important in prehistory or history.

Where can I get an application for Landmarks Commission design review of my project?

Applications for Landmarks Commission review of a proposed development project may be obtained from the Permit and Resource Management Department website at <http://www.sonoma-county.org/prmd/historic/review.htm>.

4. OCCIDENTAL HISTORIC DISTRICT DESIGN GUIDELINES

PURPOSE

These design guidelines provide property owners a basis for making decisions about the appropriate treatment of existing buildings and about the design of compatible new construction located within the Occidental Historic District. The guidelines also provide information about the building's distinctive characteristics and ways to preserve, rehabilitate, and restore them. The Landmarks Commission and Permit and Resource Management Department (PRMD) staff will use the guidelines to make regulatory decisions regarding exterior alterations to buildings located within the historic district.

The design guidelines apply to **all buildings** within the Occidental Historic District, including contributing and non-contributing buildings and new construction. Contributing buildings are those that were constructed during the period of significance and that retain a sufficient level of integrity. The period of significance is the particular period of history that it represents or that conveys its significance. Buildings and features that date from the period of significance typically contribute to the character of the historic district. The Occidental Historic District's period of significance begins with the date of construction of the earliest buildings and continues through the peak of its occupation and development (1870 to 1950).

Non-contributing buildings are buildings that were constructed during the period of significance but do not retain their integrity or were constructed after the period of significance (after 1950). Alterations to non-contributing buildings come before the Landmarks Commission, but the Commission applies a slightly lower threshold during the design review. Appendix C contains a map and list of contributing and non-contributing buildings.

DESCRIPTION AND OVERVIEW

Location and Setting

Location. Occidental is a small, unincorporated town in southwestern Sonoma County, located within Section 34, Township 7 North, Range 10 West on the United States Geological Survey (USGS 7.5 minute Camp Meeker 1971 quadrangle). It is located at a high point, approximately eight miles west of Sebastopol and ten miles east of the Pacific Ocean, within the Salmon Creek watershed. Occidental is located on Bohemian Highway; to the south is Freestone Valley, and to the north is Howard's Canyon toward Camp Meeker and Monte Rio.

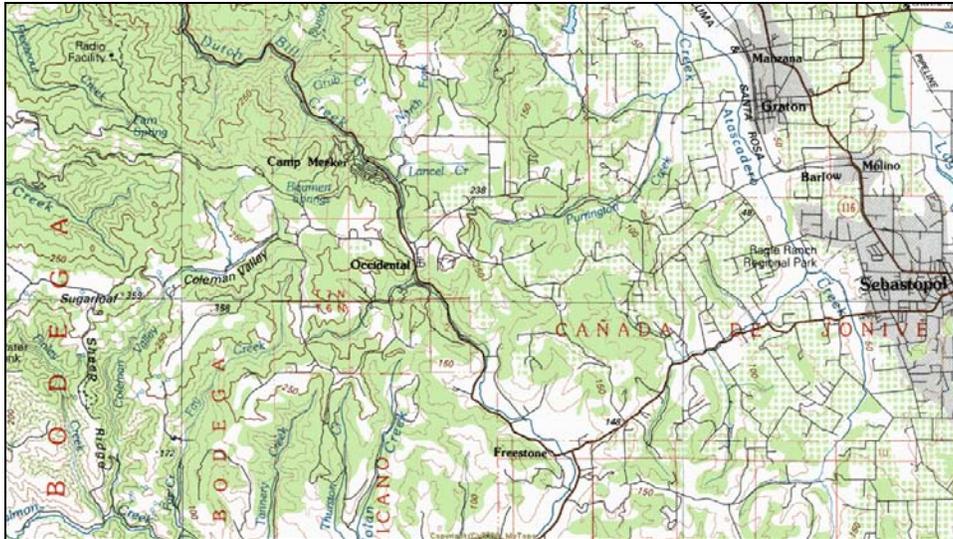


Figure 6: Project location map (Source: USGS Topographic Maps)

Natural setting. Occidental is a small town laid out along the north-south Bohemian Highway. Buildings line the street west of Bohemian Highway and east of the parallel Main Street, and then climb the slopes to the west and east in a more informal fashion. The countryside around Occidental quickly becomes heavily wooded with the evergreen forest that is characteristic of the Russian River area and commensurate with Occidental's logging history.

Built Environment

Urban design character. Occidental developed around its railroad station, which accounts in part for its 'two' main streets. The railroad station that served the town was historically located between what is now the Bohemian Highway and Main Street. Previously Front Street, as the main street was called, was wide enough to accommodate two tracks between the station and building frontages on the west side, and a spur track between the station and the more densely developed part of town on the east side.

Today Bohemian Highway is a two-lane street in the center of Occidental with sidewalks and landscaping on either side. In back of the sidewalks are perpendicular parking, a parking lot drive, and another row of perpendicular parking in front of the shops. The driveway on the east side occupies what was historically the spur track when the railroad still ran down the center of Occidental.

On the east side of Main Street is a continuous row of commercial frontages that vary from one-to-two stories in height. These are among the oldest buildings in Occidental. The gridded street pattern continues up the hillside as it rises to the east, with slightly sparser, mostly residential development. An exception is the historic Occidental Community Church, historically the Methodist Episcopal Church.



Figure 7: Shops and Occidental's oldest building, the Union Hotel, along Main Street

On the west side of the Bohemian Highway development is less cohesive. Here the hillside rises more quickly, making access more difficult and retaining walls a more prevalent feature. Residential buildings are mixed with commercial structures here, and some residential structures have been converted to commercial uses. There are more contemporary buildings along this side of the street. As a result, this portion of Occidental does not convey the same historic quality as the east side of the town.



Figure 8: Buildings along the east side of Bohemian Highway

Today the town's thriving commercial center is occupied by specialty shops, restaurants, and everyday businesses such as the Gonnella's Country Market. Other uses (some in new buildings) such as the churches, fire station, and post office tend to be located slightly farther from the center or set back from the main street. On the north end of town is a new "historic" residential development that is in early stages of construction. The historic Harmony Union School on the north end of town has been retained and converted to The Occidental Center for the Arts.

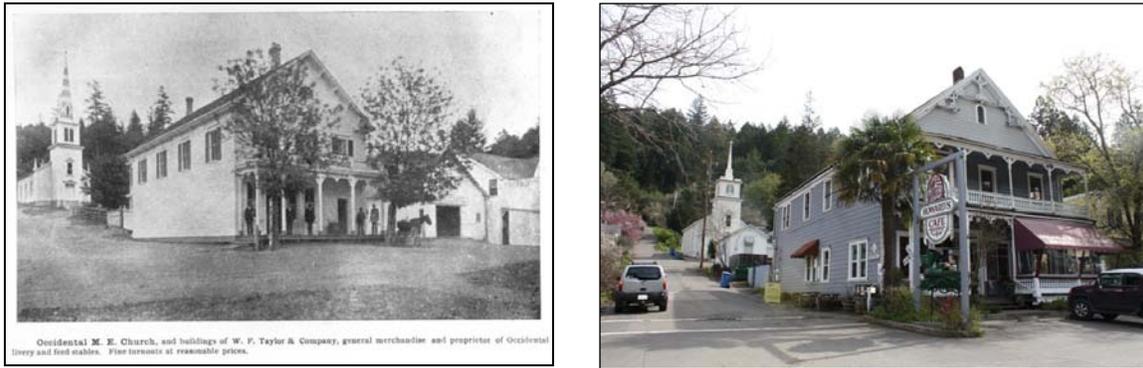


Figure 9: Historic (left) and contemporary views of the Taylor Building and Episcopal Methodist Church

Occidental is a relatively dense town with its commercial core focused on several blocks in the heart of the city. Some residences are also located within this core area, but others enjoy dramatic views from hillside locations outside the downtown. With the exception of the small grid of streets east of Main Street, as one moves away from the heart of Occidental streets quickly become country roads that follow the hilly topography, including Coleman Valley Road, Bohemian Highway, Occidental Road, Bittner Road, and Graton Road.

Architecture. The buildings in Occidental consist primarily of one-and-two-story, wood-frame structures. Many of the historic structures are substantial, particularly buildings along Main Street in the center of town. The two main historic churches – the Occidental Community Church and St. Phillips Catholic Church – are impressive buildings that anchor each end of the downtown. A number of historic buildings have been well cared for and/or rehabilitated, and contemporary structures tend to be compatible with the historic town, with the exception of some mid-twentieth-century renovations and infill. There has been some conversion of residential structures to commercial uses, but the town continues to convey the feel of a 19th and early 20th century rural town in Sonoma County, where residences are mixed with commercial and institutional uses in a traditional way.

DESIGN GUIDELINES FOR HISTORIC BUILDINGS

The key to retaining Occidental's unique character is to maintain the important features of the existing historic buildings, the streetscape, and the landscape and views, while ensuring that changes and new construction are compatible with their surroundings. All these elements collectively contribute to Occidental's sense of place and its value as a historic district. Their protection will ensure that the town continues to provide residents and visitors with a sense of the town's past, while being an attractive and vital place to visit and do business. Property and business owners in Occidental have a special interest in respecting and protecting the historic character of the town's buildings and setting. The original character of historically significant buildings and urban design

features should be retained and, ideally, the important features and elements that have been removed or altered should be restored.

The commercial and residential buildings of the Occidental Historic District have much in common, particularly with respect to building materials, windows, doors, and overall form. The following design guidelines address best practices in maintenance, repair and restoration of historic buildings and features. This is followed by guidance specific to the individual design features of commercial, institutional and residential buildings in the Occidental Historic

District, including advice on the removal of non-historic features, where applicable. Finally, the guidelines include information on what to avoid in order to better preserve the historic character of Occidental's buildings and structures. Additional information on all these guidelines is available from sources which are listed at the end of this chapter. Energy efficiency measures that are sympathetic to historic buildings are included where applicable.

Building Materials

The materials addressed here are wood siding, brick masonry, and roofing materials. In the Freestone Historic District, the most common siding is painted wood in the form of clapboard, shiplap, or board-and-batten. Newer structures are also finished in stucco. The scale, texture, and finish of the building materials contribute to the historic character of the district's buildings, as does the natural aging process of painted wood.

Guideline: Preserve historic building material whenever feasible. When possible, repair deteriorated or damaged building fabric before replacing it. Also consider consolidating and/or patching material rather than replacing it. Building fabric that has weathered over time or shows signs of wear do not necessarily need to be replaced. Its finish or patina conveys the building's age and may contribute to its historic character. Building cladding should be replaced only if it is beyond repair, and then should be replaced with like materials.

Wood siding

- Use the gentlest means possible to clean historic building materials. Clean a test patch first to determine that the method will not damage the historic material.



Channel Rustic siding



Clapboard siding



Coursed shingle siding

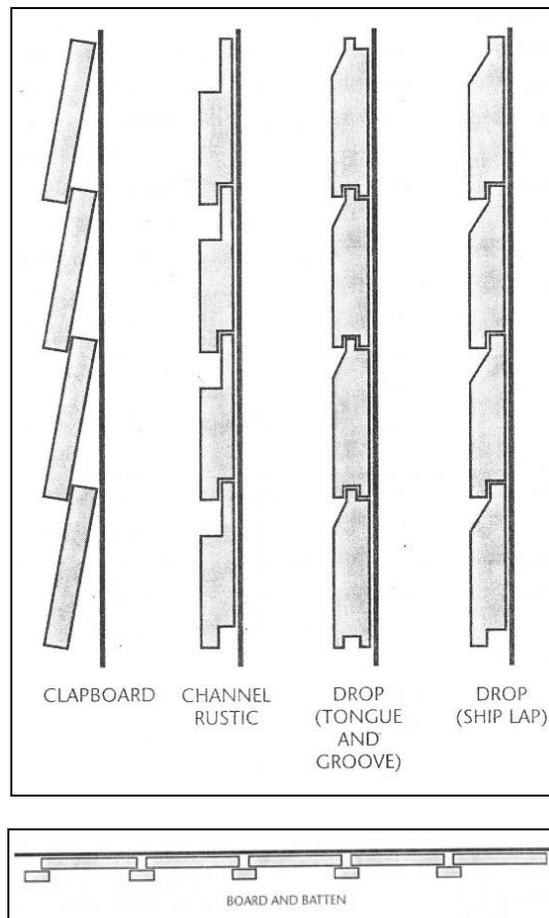


Board-and-batten siding

- In order to preserve wood surfaces and detailing, paint wood as it was painted historically. Ensure that the type and texture of the paint matches the historic finish. Use the gentlest means possible for removing old layers of paint. [Note that special measures are required for the removal of lead paint. Contact your local building department for additional information.]
- When replacing historic building materials, match the original material in type, texture, size, and finish (e.g. replace original wood clapboard in kind rather than covering it with stucco, for example). Replace only the section of material that has deteriorated.
- Under most circumstances it is inappropriate and can be harmful to cover historic building materials, particularly with synthetic materials such as aluminum or vinyl siding, asbestos shingles, synthetic masonry, and cementitious materials such as Hardiboard. Wood siding that is covered can trap moisture and lead to damage that is not visible until it becomes a serious problem.



V-groove shiplap siding



*Figure 10: Examples of siding found in Occidental
(Source: Architectural Surfaces)*

- Consider removing non-contributing building materials if they obscure the historic building fabric and if removal will not cause damage to the material underneath. Remove a test patch in an inconspicuous place to determine if removing the top layer of siding is feasible. If not, consider replacing it with material that is appropriate to the building's architectural style.

Masonry

- Retain the original mortar if it is in good condition. Repoint mortar joints only where necessary such as places where a significant amount of mortar is missing or failing. Note that historic mortar has a different composition than mortar sold today. It may be necessary to test the existing mortar and develop a similar mixture to replace or repoint brick masonry.
- Leave masonry unpainted if historically it has not been painted. Paint on masonry surfaces traps moisture that is intended to escape through the mortar, and can damage the entire brick masonry surface, which then absorbs the moisture within the brick. If the brick has been painted and the paint is to be removed, use the gentlest means possible to remove it. Sand blasting and other harsh measures will remove the surface of the brick, allowing water to penetrate the brick and damage it over time.

Roofing

- Retain or replace original roofing in kind if it is a character-defining feature of the building, such as clay tile. Replace only the section of material or features that have deteriorated, when possible.
- If it is necessary to replace historic roofing material and features, match the original in type, texture, and finish (e.g. replace original wood shingles with shingles that have a similar size, color, texture, and pattern). This is particularly important for distinctive materials, such as clay tiles. It is possible to replace wood shingle roofing with some newer synthetic materials that provide a similar textured appearance as the original and also provide fire protection. Composition shingle or cementitious shingles, for example, can be an appropriate replacement material in some instances. Approval of replacements should be made by the Landmarks Commission.
- Standing seam metal roofing is appropriate only under certain conditions. This surface is more reflective and brighter and has a different texture than other roofing materials, and is usually out-of-place in a historic district (note that corrugated metal roofing can be a historic material and may not out-of-place as a replacement roof). Standing seam metal roofs should only be applied to new buildings and only then on approval by the Landmarks Commission.
- Composition shingle roofing is an appropriate roofing material on a historic building in most instances. There are many colors, textures and levels of quality available. Roofing materials and color can be a character-defining feature of a historic district, in addition to the individual building, and should be approved by the Landmarks Commission.



Figure 11: Residence, 3622 Church Street. This single-family house features painted, wood shiplap siding.



Figure 12: Residence, 14895 Coleman Valley Road. This residence features distinctive patterned wood shingles in the gable.



Figure 13: Residence, 3337 Main Street. This bungalow residence has a stucco finish.

Windows and Doors

In many historic buildings the window sash, framing and the architectural detail surrounding windows (the window surround) are among the most important character-defining features of the building. They impart style, scale and character to the building. The historic and architectural character of a building can be seriously damaged by inappropriate window treatments. Doors and entrances are also important character-defining features of historic structures, providing scale and visual interest in the composition of a building. The doorway can be a richly ornamented part of a

building, with special materials and finishes that together contribute to the architectural style and character of the building. It can also be relatively simple. The style of the building is key to door replacement, when this is necessary.

The most common historic windows in Occidental are double-hung windows in a variety of configurations. The oldest are two-over-two-light, double-hung, wood-frame windows, as seen on the Union Hotel. They are character-defining features of the district where they occur on existing buildings. Also seen in Occidental are one-over-one-light, double-hung windows and the classic plate glass of storefront windows, as well as other window types. Some of the windows on St. Phillip's Catholic Church have pointed arches and others have an unusual shape and diamond panes. They are character-defining features of this building, but are not appropriate

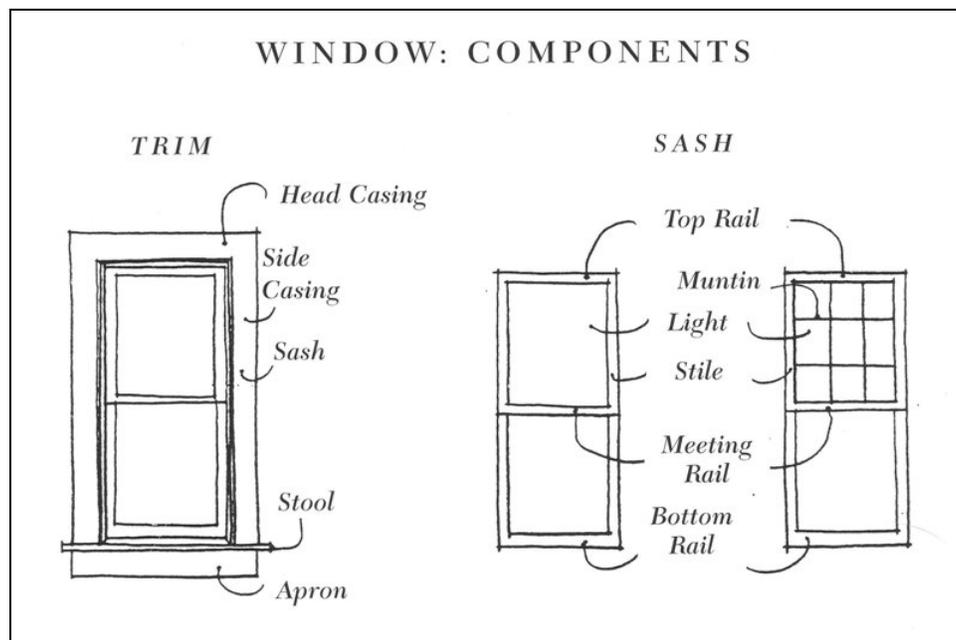


Figure 14 – Components of a typical window
 (Source: *American Vernacular Buildings and Interiors, 1870 – 1960*)

elsewhere in the district. (Note that additional guidelines for windows and doors are located in the final section of this chapter entitled, “Energy Efficiency Measures for Historic Buildings and Properties”).

Guideline: Preserve the building’s historic windows and especially the window openings whenever feasible. Windows on the façade or other facades visible from the street are particularly important to preserve. Whenever possible, repair deteriorated or damaged windows. If it is necessary to replace damaged windows, replace them with new windows that match the historic windows in materials, configuration, operation, finish, and details. Preserve the building’s historic doors and door openings whenever feasible. Primary entrance doors are particularly important to preserve. Where possible, repair deteriorated or damaged doors. If necessary, replace damaged doors to match historic doors in terms of materials, configuration, operation, design, details, and finish.

Windows

- If possible, replace select components of the window that have deteriorated or have been damaged rather than the entire window.
- Rather than replace windows that are difficult to operate or allow heat loss, consider restoring the window by removing paint layers and properly applying new coats of paint; replacing select deteriorated components, such as sash members or sills; and applying weather stripping to make them more operate more easily and make them more energy efficient. Storm windows, either interior or exterior, may also be a possibility.
- Maintain historic window openings on the building. Avoid covering or filling in existing window openings or adding new window openings, particularly on the primary facades.
- If replacing a historic window, match the original window in terms of material, configuration, operation, finish and details (e.g. replace a wood, one-over-one, double-hung window in kind). If possible, preserve the historic casing and trim by replacing the window sash only.
- When adding new windows, ensure that they are compatible with the historic style of the building and maintain the historic ratio of voids (window openings) to solid expanses of walls. Windows in new additions may depart from historic windows in order to differentiate the new addition from the original window, but should maintain the proportions and relationships of the historic windows.
- Consider removing and replacing non-contributing windows if the historic windows have been replaced. If all of the historic windows have been removed and the original window design is unknown, consider replacing newer windows with those that are appropriate to the building's architectural style. Photographic evidence of the windows in place on the building historically should guide the selection of new windows.
- It is not appropriate under any circumstances to replace an existing wood sash (frame) with vinyl frame windows. Consideration may be given, under very limited conditions, to installing windows of alternative materials that have the same proportions, operation, and color as other wood sash on the building on the rear of the building or in locations otherwise not visible from a public street. Any alternative window replacement materials must be approved by the Landmarks Commission.

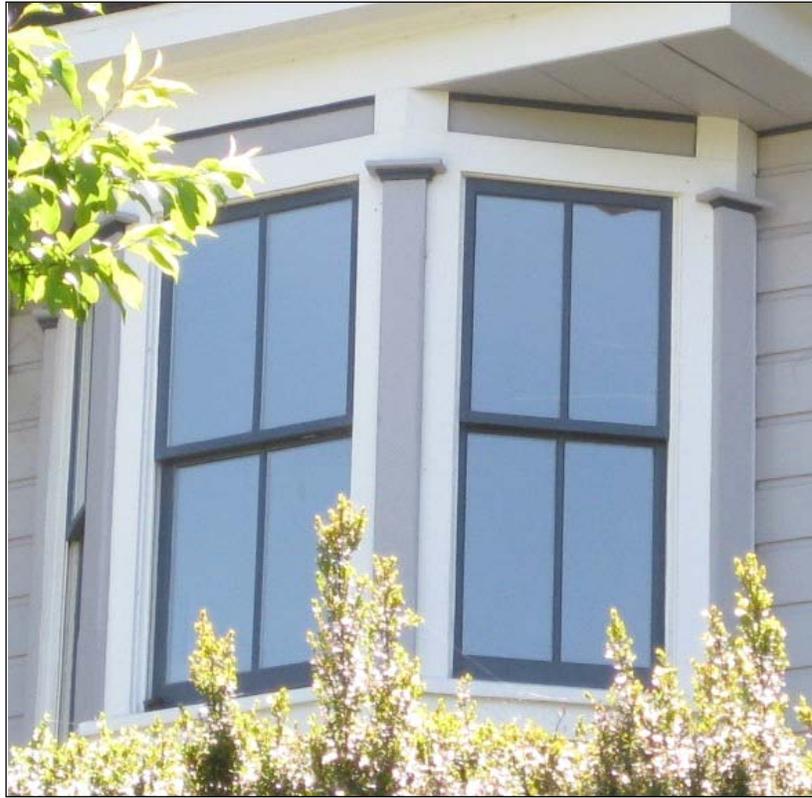


Figure 15: Residence, 14895 Coleman Valley Road. Although the original windows may have been replaced, these two-over-two, double-hung windows maintain the original windows' historic configuration, operation, details and finish and the distinctive window surrounds have been maintained.



Figure 16: Occidental Community Church, 3637 Church Street. The distinctive central window on the front façade featuring a pediment surround (left) and the wood, six-over-six, double-hung windows (right) are character-defining features of this building.

Doors

- If possible, replace select components of the door that have deteriorated or have been damaged rather than the entire door. For example, consider replacing its hardware and framing components to make the door functional. Avoid shaving the door to make it fit the door frame.
- To prevent heat loss, consider adding weather stripping, fitting the door to the jamb and frame, and installing a storm door, rather than replacing the door. Select a door that does not obscure the exterior design of the historic door when possible.
- Maintain historic entrances on the building. Avoid covering or filling in existing entrances or adding new entrances, particularly on the primary facades.
- If replacing a historic door, match the original door in type, material, design, and finish (e.g. replace a historic wood paneled door in kind). Also consider preserving the historic frame, jamb, and sidelights by replacing the door only.
- Maintain historic door openings on the building. Avoid covering/filling in or adding new door openings, particularly on the primary facades.
- When adding new doors, ensure that they are compatible with the historic style of the building and maintain the historic ratio of voids (door openings) to solid expanses of walls.
- Consider removing and replacing non-contributing doors if historic doors have been replaced in the past. Ensure that the new doors are appropriate to the architectural style of the building.



Figure 17: Residence, 3804 Bohemian Highway. This simple wood paneled door is in keeping with the style and character of this vernacular circa 1880 cottage



*Figure 18: Occidental Community Church, 3637 Church Street.
The door's centered location on the façade and prominent gabled pediment and transom are important character-defining features that should be preserved.*

Roof Design

Roofs are typically one of the most important design elements of an historic building, but are also important to the historic district as a whole. Roofs and related elements such as cornices, fascia, parapets, brackets, eaves and rafters impart much of the architectural character of a building. The main function of a roof, whether utilitarian or ornate, is to keep water from entering the building and to direct water away from the building's exterior walls. Secondly, roofs are among the most important character-defining features of almost any building and are a key to the building's style. Finally a roof and particularly the cornice or parapet establishes continuity with the surrounding buildings and is a feature of the streetscape.

Guideline: Preserve the roof's historic form, materials, and features, such as eaves, rafter tails, and fascia, when feasible. Whenever possible, repair deteriorated or damaged roof materials and features. If necessary, replace damaged materials and features but maintain their original character-defining features, such as design, particularly the pitch, and proportion.

- Preserve the original pitch and form of the roof as well as the depth of its eave overhang. Preserve the historic architectural detailing associated with the roof.
- Maintain the roof by repairing cracks in chimney masonry where applicable and repairing or replacing loose or missing flashing, shingles and parapet materials, and by installing and maintaining appropriately sized gutters and downspouts.
- If a roof form that is inappropriate to the building has been added in an earlier addition, consider its removal and replacement with a more appropriate form.



Figure 19: Residence, 14952 Coleman Valley Road. This Victorian residence features a complex roof form with prominent gabled wall dormers.



Figure 20: Residence, 14717 2nd Street. This building features a simple front gable roof.

Storefronts

These guidelines apply to commercial buildings in the Occidental Historic District. The storefront refers to the lower level of the front façade and typically includes the main entrance, storefront and transom windows, and bulkheads or kickplate. Storefronts incorporate a large amount of glazing through large storefront windows and glazed doors to advertise merchandise and draw potential customers. Historically commercial building owners often updated the design of their storefront as new building styles and materials were introduced, merchandising styles changed, or a new business moved in. Due to this constant evolution, storefronts are the most dynamic element of a commercial building.

Guideline: Preserve the building's historic storefront when feasible. Whenever possible, repair deteriorated or damaged components of the storefront. If necessary, replace damaged components but maintain their original character-defining features, such as materials, size, shape, and proportion. It is possible that a later renovation has achieved historic significance in itself.

- Preserve alterations to the storefront that have achieved significance in their own right.
- Maintain the storefront's historic window openings and entrances. Keep windows, including transom windows, and doors transparent by avoiding filling in or covering them.
- Maintain the original size, configuration, pattern, and proportion of storefront windows and doors. Maintain the height of the window bulkhead or kickplate. Maintain the existing spandrel panel and remove materials that have been added later to cover the original spandrel panel or transom window, when possible.
- If possible, replace select components of the storefront that have deteriorated or have been damaged rather than the entire storefront. For example, replace a window's sash members or sills or a door's hardware and framing components.
- If replacing a historic component of the storefront, match the new storefront components in terms of design, material, dimensions, details and profiles (e.g. replace a wood glazed door in kind).
- When a storefront has been significantly altered and the historic design is not known, design a new storefront to be compatible with the building's scale, materials, and architectural style. Glazed doors and large fixed storefront windows are appropriate. Use clear glass instead of tinted, opaque or reflective glass.
- If contributing a new bay within an existing storefront with several bays, the new bay may be more contemporary in character if it utilizes traditional proportions and features. A new bay should not depart from the character-defining features of the historic district and should be, in most instances, set slightly back from the frame of the existing building.



*Figure 21: Commercial building, 3625 Main Street.
This commercial building features a well-designed storefront.
Although its components, such as the door and tiled bulkheads may not be original,
the design and composition is compatible with what it might have looked like historically.*



Figure 22: A good example of a storefront

Porches

Many historic residential buildings in the Occidental Historic District feature porches, a significant character-defining feature. Commercial buildings also include what might be considered a ‘front porch,’ although they are not typically referred to as such. Porches are historically important and prominent; a porch protects an entrance from rain and provides shade and a sense of scale and aesthetic quality to the façade of a building. Porches connect a building to its surroundings by emphasizing its orientation to the street. Most historic architectural styles and building types developed with the porch or entrance as a prime feature of the front façade.

Guideline: Preserve the building’s historic porches when feasible. Whenever possible, repair deteriorated or damaged porch components. If necessary, replace a deteriorated or damaged porch but maintain its original character-defining features, such as its location, materials, size, design, and proportion. If it is missing and the original design is not known, a new porch should be compatible with the style and character of the building.

- Preserve historic detailing of the porch, such as its posts, balustrades, and brackets. The spacing of the balusters, the height of the railing, and the design, size and shape of porch posts are significant architectural features that should be maintained.
- Replace missing or damaged porch components, such as balusters, posts, and brackets, with new porch components that match the historic details in terms of material, configuration, details, design and finish.
- If possible, replace selective components of the porch that have deteriorated or have been damaged rather than the entire porch.
- Enclose a porch with transparent materials, such as screens, rather than with opaque materials. Place the new material behind the porch posts. Ensure that it is removable and that its installation does not damage historic materials.
- Consider replacing a historic porch if it has been removed. First research the history of the house to identify photographs or drawings that depict its original design and examine the exterior of the house to find marks that indicate its original location. If the original design is not available, construct a porch that is compatible with the building’s architectural style and design. Buildings of the same era and style can provide design guidelines; although the new porch does not have to be exact replica.
- It is possible to retrofit an existing porch and entrance for compliance with the American with Disabilities Act and maintain its historic character. Refer to National Park Service *Bulletin 22: Making Historic Properties Accessible* at <http://www.nps.gov/hps/tps/briefs/brief32.htm>.



*Figure 22: Residence, 3622 Bohemian Highway.
This building appears to have retained its original porch,
including its turned posts, scrolled brackets, and distinctive balustrade.
These important character-defining features should be preserved.*

Canopies and Awnings

Canopies and awnings were historically used to shade storefronts and to regulate the temperature inside the building. They can greatly contribute to the storefront's design and to the character of the streetscape. Awnings are generally temporary materials such as canvas or metal, affixed to a framework. Canopies tend to be permanent features of the building. They often have flat or hip roofs, supported by brackets or simple supports such as wood posts. Many of the historic canopies in the Occidental Historic District are wood and on the historic storefronts, span the full width of the front facade.

Guideline: Preserve the building's historic canopies when feasible. Whenever possible, repair deteriorated or damaged canopies and awnings. If necessary, replace damaged components but maintain their original character-defining features, such as materials, size, shape, and proportion. New awnings should be compatible with the building's scale, materials, and architectural style.

- Preserve historic detailing of the canopy and replace missing details with replicas of historic features.
- If possible, replace selective components of the historic canopy that have deteriorated or have been damaged rather than the entire canopy.

- Design new canopies to be compatible with the architectural style, scale, and materials of the building. In particular, they should correspond to the size and shape of the storefront opening or window. Often historic photographs or surrounding buildings will provide information on an appropriate design for new canopies. Sloped, or shed-style, retractable awnings with a loose skirt are generally the most appropriate form of awning (in contrast to curved awnings).
- Awnings constructed of weather resistant fabric such as canvas are appropriate. Avoid installing vinyl, metal, or plastic awnings.
- Install and locate new awnings so that they do not obscure character-defining features of the storefront or building.
- Attach awnings to the building in a manner that does not cause permanent damage. For example, attach awnings through mortar joints rather than masonry.



Figure 23: Commercial building, 3633 Bohemian Highway.

This commercial building features a good example of a well-designed storefront. The wide glazed double doors and flanking storefront windows are well proportioned and compatible with the building's design.



Figure 24: Union Hotel, 3731 Main Street. The full-width wood awning that wraps around the side elevation provides scale, character, and shade on this commercial building. Its wood construction is typical of awnings located on buildings within this historic district.

Signage

This guideline refers primarily to commercial buildings, which nonetheless may have originally been a residential or other building type. Signs communicate the name of the business; colors and typeface are key design components as well. Signs can provide individuality to a commercial building as well as secondary information, such as store hours and policies. A sign's location, size, materials and imagery provide visual interest to the building and the streetscape. Signs in Occidental are typically wood painted signs, fixed to the building façade. They are an important component of the built environment.

Guideline: Preserve the building's historic signs when feasible. Whenever possible, repair deteriorated or damaged signs. If necessary, replace damaged components but maintain their original character-defining features, such as materials, size, shape, and design. New signs should be compatible with the building's scale, materials, and architectural style.

- Preserve a building's historic signs, including those affixed to or painted on the building's exterior or carved in the façade. Historic signs may include those from a previous business. Typically it is not appropriate to re-paint historic signs that are on a building.
- Design new signs to be compatible with the scale and style of the historic building. The size and scale of the sign's typography should also be scaled to the size the building or storefront. New signs can be located on signboards above the storefront, can project from the building, or can be applied to awning skirts, the edge of a canopy, or storefront windows. They can also include painted signs, applied letters, and hanging signs, as appropriate.

- Locate and place signs so that they do not obscure the building's significant architectural features, such as cornices, trim, windows or decorative brickwork. They should emphasize existing architectural elements.
- Limit the number of signs on the storefront so that they do not detract from the overall character of the building or the surrounding streetscape.
- Limit the amount of information on the primary sign and select a legible font. Place secondary information, such as store hours and policies, on smaller signs attached to windows, doors, or the sides of the building.
- Attach signs to the building in a manner that does not cause permanent damage. For example, attach and install signs through mortar joints rather than masonry.



*Figure 25: Union Hotel, 3731 Main Street.
The signs on the façade of this two-story historic building
are appropriately scaled to the building's size and massing.*



Figure 26: Commercial building, 3633 Bohemian Highway. The signage on this commercial building is compatible with the character of the surrounding historic district. The primary sign on the porch roof is well designed and scaled to the building. The signs clearly communicate the name of the business, while secondary small hanging signs advertise specific items for sale.



Figure 27: Occidental Hotel Lodge, 3610 Bohemian Highway. These simple, low-scale freestanding wood signs mark the entrance to the hotel. They are good examples of secondary signs that are in keeping with the character of the surrounding historic district.

Lighting

Lighting can be used to enhance a storefront's visual appeal by highlighting signage and merchandise. It can also be used for security purposes and to create a sense of safety and for pedestrians. Additionally lighting and light fixtures are a contributing elements of the streetscape.

Guideline: Preserve the building's historic lighting when feasible. Whenever possible, repair deteriorated or damaged lights. If necessary, replace damaged lights but maintain their original character-defining features, such as materials, size, location, and design. New lights should be compatible with the building's scale, materials, and architectural style and other lighting in the historic district.

- Use lighting to highlight the building's architectural detailing.
- Provide indirect lighting. Lighting should provide an even illumination level and should not be overly bright. Avoid installing flashing, pulsating, or moving lights.
- Design new light fixtures to be consistent across the façade and to compliment the building's architectural style. Avoid light fixtures that overpowers the storefront and disrupts continuity within the district.
- Direct sign lighting on the sign itself rather than using it to light the surrounding area. Install separate fixtures for area lighting.
- Install and place new light fixtures so that they do not obscure character-defining features of the storefront or building. Whenever possible, install light fixtures so that there is no exposed conduit.
- Attach new light fixtures to the building in a manner that does not cause permanent damage. For example, attach light fixtures through mortar joints rather than masonry.

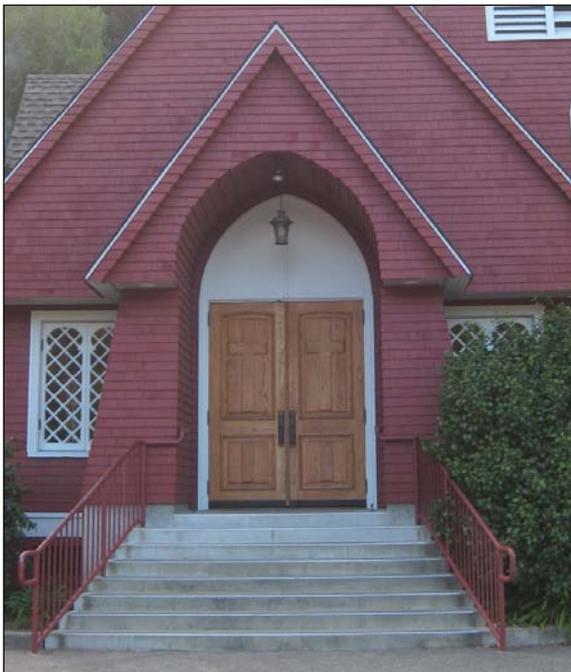


Figure 28: St. Philip the Apostle Church, 3730 Bohemian Highway. This simple hanging light fixture is used to illuminate the main entrance to the church and is compatible with the building's scale and design.



Figure 29: Commercial building, 3782 Bobemian Highway. Small lights are used to illuminate the building's sign on the façade (left) and the entrance and window on the side elevation (right).

Fences

The following guideline applies primarily to residential buildings. Fences, often incorporated into the private open space in front and on the sides of historic buildings, should be designed to harmonize with the buildings to which they are related. They also help unify the building and surrounding streetscape. Fences provide private outdoor space and separate the private space from the street or other public space.

Guideline: Preserve the building's historic fence when feasible. Whenever possible, repair deteriorated or damaged fence components. If necessary, replace a deteriorated or damaged fence but maintain its original character-defining features, such as its location, materials, size, height, design, and proportion. If it is missing and the original design is not known, the design of the new fence should be compatible with the architectural style and character of the building.

- Preserve historic detailing of the fence, such as its posts, pickets, and rails. The spacing and the height of the pickets and the size and perimeter of the fence are important character-defining features.
- Replace missing or deteriorated fence component details, such as posts, pickets and rails, with new components that match the historic fence features.
- If possible, replace selective components of the fence that have deteriorated or have been damaged rather than replace the entire fence.
- Construct a new fence that is compatible with the building's architectural style and design. Similar buildings of the same style and era can provide design guidance; although the new

fence does not have to be exact replica. Fences in the Occidental Historic District are typically wood picket that are low in height, or approximately 36 inches in height. They are also “transparent,” or allow you to see through to the front yard. Therefore, low transparent, wood fences are more appropriate than high solid fences and fence constructed of chain link or concrete block materials.

- Under no circumstances is it appropriate to build a vinyl fence in the Occidental Historic District.



Figure 30: Residence, 3622 Bohemian Highway. Although the wood pickets are placed more closely together, the wood fence's height, materials, and design are compatible with the home's early fence (below).



Figure 31: Historic photograph, residence, 3622 Bohemian Highway

Color

Color is not typically a regulated design element in the small historic districts found in Sonoma County. Color is considered a reversible feature that is easily changed. Nonetheless, a few guidelines are included below for consideration in the district.

A color scheme can be used to make the building stand out individually or blend with surrounding buildings in the historic district. It can also be used to alter the perceived scale of a building and to define and accent architectural features.

- Select a simple color scheme with one base color and one to two accent colors, where applicable.
- Use the same color scheme throughout the building to unify its composition.
- Select a color scheme that is compatible with the historic character of the district.



Figure 32: Residence, 14945 Coleman Valley Road. This single-family house features a simple color scheme with a pale yellow base color and a light blue accent color for the window trim. The patterned shingles are also highlighted with several hues that complement the base color.

ADDITIONS TO HISTORIC BUILDINGS

Additions have been constructed on many historic buildings over time, perhaps because the needs of the owner or the use of the building has changed. Often, early additions were subordinate in scale to the main building and are located on the side or rear facades; this pattern should be emulated. Dormers are another common addition used to create more habitable space, particularly for residential buildings. If they were constructed during the period of significance, early additions may have achieved significance in their own right.

Guideline: New additions should be designed so that they preserve the character, design, scale, proportions, and dominance of the historic building. Additions that have achieved significance in their own right should be preserved.

- If possible, locate additions on the rear or side facades to avoid detracting from a building's primary façade, which should remain dominant.
- Use a smaller connecting element to join a larger addition to a historic building when this is appropriate.
- Set rooftop additions back from the main façade and limit their visibility from the street.
- Design new additions so that, if they are removed in the future, they do not impair the form, materials, and character-defining features of the building.

- Design new additions so that they are subordinate and differentiated from yet compatible with historic building in terms of materials, size, scale, proportion, and massing. The *Secretary of Interior's Standards* states that new additions should be differentiated from the older building, to prevent the creation of a false historical appearance.
- Consider removing non-contributing additions if they obscure the original building and their removal will not cause substantial damage to the building.
- In order to minimize its visibility from the street, locate new mechanical equipment, electrical service lines, and meter boxes to the side or rear facades of the building, within landscaped areas of the building, or screen them from view.



Figure 33: Inn at Occidental, 3657 Church Street. This two-story building, a modern addition to the hotel complex, stands on the hillside to the rear of the historic hotel. Its gabled roof, dark brown wood siding, and dense vegetation covering the porches, help reduce its scale and massing and make it appear to blend with the hillside.

DESIGN GUIDELINES FOR NEW BUILDINGS

It is possible to add new buildings to the Occidental Historic District and maintain the historic character of the district. New buildings will assist with maintaining the vitality of the district, housing new businesses and residents. However, new buildings should not detract from the district. In particular they should maintain the historic urban design qualities, landscape characteristics and views, and site design of the district. They may add new materials and styles if compatible with the district, these guidelines, and the *Secretary of Interior's Standards*.

Guideline: New buildings should be visually compatible with the existing character of the historic district. They do not have to be designed in a specific architectural style and they should not be

designed in imitation of a historic style per se. In areas of the district with a range of architectural styles, scales, and materials, new buildings should help define and unify the district's character-defining features.

Alignment and Orientation

- Orient the new building in a similar manner as the surrounding buildings in the historic district. In most cases, orienting the façade so that it is parallel to and faces the street is appropriate.
- Locate the primary entrance in the same manner as surrounding buildings.
- In most cases include a front porch if the majority of adjacent or similar buildings have one.
- Maintain similar front and side setbacks as found in the historic district. If there is a range of setbacks, locate the new building within this range and create a front yard of a similar depth as adjacent buildings.

Mass and Scale

- Design the mass and scale of the new building to be compatible with surrounding buildings in the historic district. The general height, shape, and proportions of the new building, in particular its façade, should relate to existing surrounding buildings.
- Design the height and width of the building to be compatible with surrounding buildings in the streetscape. Buildings that are one-to-two stories in height are appropriate for the historic district.

Building and Roof Form

- Design the building form to be compatible with surrounding buildings in the streetscape and within the historic district.
- Design the roof form and roofline to be compatible with surrounding buildings in the streetscape and within the historic district. This includes the pitch or the roof and depth of the eave. In most cases, a gable or hipped roof is an appropriate roof form.

Materials

- Select building materials that are visually compatible with surrounding buildings in the historic district. New materials may be considered, with an emphasis on authentic materials, such as corrugated metal. However, it may be appropriate to select wood siding if the surrounding buildings are clad in horizontal wood siding.
- Select a compatible roofing material in pattern, texture, and color.

Architectural Details

- Building design should be responsive to the historic district's overall context and visual character.

- Select architectural details that are compatible with surrounding buildings within the streetscape and within the historic district. Details should be in keeping with those found in the historic district, but should not be exact copies or replicas.
- A contemporary interpretation of historic details is often appropriate. If applied, contemporary features such as brackets, trim, and porches should be in scale with historic features found on surrounding buildings and with other features on the subject building.
- The fenestration pattern on the new building should be compatible with surrounding buildings in the historic district. This includes spacing, proportions, and the ratio of voids (window and door openings) to solids (expanses of wall).



Figure 34: Commercial building, 3692 Bohemian Highway. This modern building's two-story height, front gable roof, and rectangular plan are compatible with the surrounding historic district. This commercial building maintains the existing pattern of setbacks from Bohemian Highway.



Figure 35: Commercial building, 3782 Bohemian Highway. This building's one-story height, wood siding, and simple fenestration complement the surrounding historic district. Similar to other historic buildings located across the street, this building has a minimal setback from the street

New Accessory Structures

Accessory structures have been constructed adjacent to many historic buildings, typically to add more storage space on a property. They often take the form of detached garages and sheds. These accessory structures are also typically subordinate in scale to the main building and located to the side or the rear of the main building. Historically accessory structures were very plain in contrast to the main structure. If an accessory structure was constructed during the period of significance for the district, it may have achieved significance in its own right.

Guideline: New accessory structures should be designed so that they maintain the character, design, scale, and proportion of the historic building. Accessory structures that have achieved significance in their own right should be preserved.

- Set new accessory structures back or away from the historic building, so that they are subordinate to the historic building. If possible, locate these structures to the side or rear of the main building to avoid detracting from a building's primary façade, which should remain dominant.
- Design new accessory structures so that they are subordinate in style and differentiated from yet compatible with the historic building in terms of materials, style, size, scale, proportion, and massing.

- Design garages so that they are compatible with buildings of similar style and age in the historic district. For example, many garages in the Occidental Historic District are small, detached wood structures located to the rear of the building. Consider following this established pattern.
- Consider removing non-contributing accessory structures if they obscure or detract from the original building.
- If replacing a contributing accessory structure, build the new structure in the same location with the same building footprint when possible.
- Do not design an accessory structure to appear like a ‘small’ version of a high style building with which it may be associated. This is considered adding a sense of false history to a district.



Figure 36: Residence, 3622 Bohemian Highway. The small, detached building’s one-story height, small footprint, gable roof, and wood siding are in keeping with the adjacent historic residence’s historic character and style.

ENERGY EFFICIENCY MEASURES FOR HISTORIC BUILDINGS AND PROPERTIES

There are many reasons why the preservation of historic buildings and building features is often the “greenest” decision that a building owner can make. Many early buildings have inherent energy-efficient advantages. The quality of materials in historic buildings is also often superior to what can be obtained today, particularly wood products, and is therefore more durable. An additional advantage to rehabilitating historic buildings is that the individual building components in a historic building can be repaired, unlike many newly manufactured building components or products, which must be replaced in whole. For example, a wood window frame can be repaired. A manufactured

window, such as a vinyl window, must be totally replaced if, for example, a seal breaks. And it is likely that the repaired wood window will last far longer than the replacement vinyl window.

However, many historic building owners are interested in making their historic buildings more energy efficient. Historic buildings can be retrofitted to be more energy efficient and still preserve their historic character. For example, it is far more effective to insulate attic floors and basement ceilings and openings between the attic and basement into the main portion of the building than to replace windows. These measures have the added benefit that they typically do not alter the exterior appearance of a building. (Note that walls may also be insulated but best practices should be followed to ensure that the method chosen does not trap moisture within the walls or damage historic materials.)

To make historic buildings more energy efficient, the National Park Service recommends that the following steps be undertaken (*Grimmer, 2011:1*). The first step is to identify and assess the existing (or lost) energy-efficient characteristics of the historic building. In other words, the role that the building's design, materials, type of construction, size, shape, site orientation, and surrounding landscape relative to the prevailing climate plays should be assessed. Then improvements should be planned that enhance the inherent energy efficiency of a building and retain and complement the original building, site and context.

The role that historic building components play together should also be considered. For example, porches and shutters can help keep a building cool, and operable, transom windows and screen doors can improve air flow and cross ventilation. Good maintenance practices are another important step in protecting the energy efficiency of historic buildings. These are outlined in more detail below. A third step is to undertake building weatherization and insulation, also discussed below. Lastly, it may be beneficial to invest in new technologies or building components, such as programmable thermostats, attic and ceiling fans, solar panels, etc., where appropriate (*Weeks, 2011:11*).

Additional guidance for making historic structures more energy efficient is noted below.

Site planning

- Utilize the existing site design of the building and landscaping to preserve and enhance the naturally sustainable aspects of a property wherever possible, while preserving historically appropriate vegetation and landscape elements. Natural, sustainable landscaping may include shade trees and native plants. Alternative landscape elements that increase sustainability may include permeable paving, bioswales, and similar materials and features.
- When planning a new addition or alteration to an existing historic structure, consider orienting the addition for maximum energy efficiency when possible and appropriate for the historic character of the building and/or setting.

Building features and elements

- Retain and/or replace the inherently sustainable features of a historic building such as functional shutters, operable windows, storm windows, transom windows, awnings, porches, vents, roof monitors, cupolas, skylights, and naturally-lit corridors where appropriate.
- Operable windows can be both historically significant and important to retaining the natural energy efficiency of a structure. Operable windows allow for controlled heat gain and loss, and support good air flow and cross ventilation without artificial means. To support the

natural energy efficiency of windows, they should be maintained on a regular basis to ensure that they function properly and are operable. Weather stripping and caulking should be used, as appropriate, to make them weather-tight.

- When windows cannot be repaired, compatible and energy-efficient replacement windows that match the appearance, size, design, proportions and profile of existing historic windows may be considered. Retrofitting historic



Figure 37: Screen doors and transom windows allow for natural air circulation

windows with high- performance glazing or clear film may also be possible if the historic character of the building can be retained.

- Interior or exterior storm windows that are compatible with existing historic windows should be used as appropriate to increase the energy efficiency of historic windows. Storm windows whose configuration matches the historic windows should be considered where possible. Consideration should be given to installing storm windows that are set back from the plane of the exterior wall surface and feature a historically appropriate finish and color.

- To prevent heat loss at existing historic doors, consider adding weather stripping, fitting the door to the jamb and frame, and installing a storm door, rather than replacing the door. Care should be taken that the storm door does not obscure historic features, where possible.
- Consider the use of energy-efficient lighting, fixtures and appliances before the use of more invasive treatments that may negatively impact the historic appearance of a building.
- Use environmentally-friendly cleaning products that are compatible with historic finishes for maintenance, and sustainable products and treatments, such as VOC paints and adhesives and lead-safe paint removal methods when rehabilitating a building.



Figure 38: Solar panels placed discretely on an accessory structure

Alternative methods

- Note that if other remedial measures are taken to improve energy efficiency, it may be less necessary to resort to alternative methods. Installing on-site solar technology should be considered in conjunction with or after implementing all appropriate treatments to improve energy efficiency.
- Installing solar devices and technologies within a historic property should be done in a compatible location on a site or on a non-historic building or addition where it will have minimal impact.
- Solar panels should be considered for secondary or rear building facades. When installing solar panels on the roof of a historic building, the panels should not alter the pitch or form of the roof. They should be located on the roof's rear or side slope and be lower than the roof's ridge line, if possible. Visible, raised panels should be avoided whenever possible.

- The use of other alternative energy devices on a historic building should be considered only after other appropriate treatments to improve energy efficiency have been considered. Alternatives may include wind power, cool roofs and green roofs.

Salvage, recycling and re-use

- When existing historic materials and building features cannot be repaired and re-used on an existing historic structure, consideration should be given to re-using materials and features on site; salvaging building materials and features for re-use; and recycling features in environmentally responsible ways.

The following are resources for retrofitting historic buildings for greater energy efficiency.

National Park Service Technical Preservation Services, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Building*,
<http://www.nps.gov/history/hps/tps/>

National Trust for Historic Preservation Weatherization Guide,
<http://www.preservationnation.org/issues/weatherization/windows/>

- Home Energy Audits
- Windows Tips and Strategies
- Roofing Tips and Strategies
- Insulation Tips and Strategies
- Mechanical Systems Tips and Strategies.

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1960 *Settlement of the Bodega Bay Region*. Thesis submitted in partial satisfaction of the requirements for the dress of Masters of Arts in Geography at the University of California. Unpublished document located at the Santa Rosa Public Library History Annex, Santa Rosa, CA.

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APPENDIX A

Map of the Occidental Historic District

Occidental Historic District

Historic District Boundary 

Base Map Data

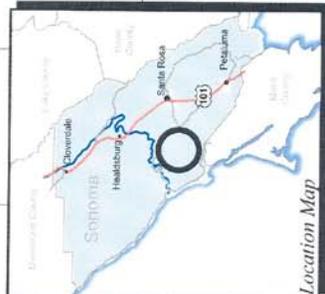
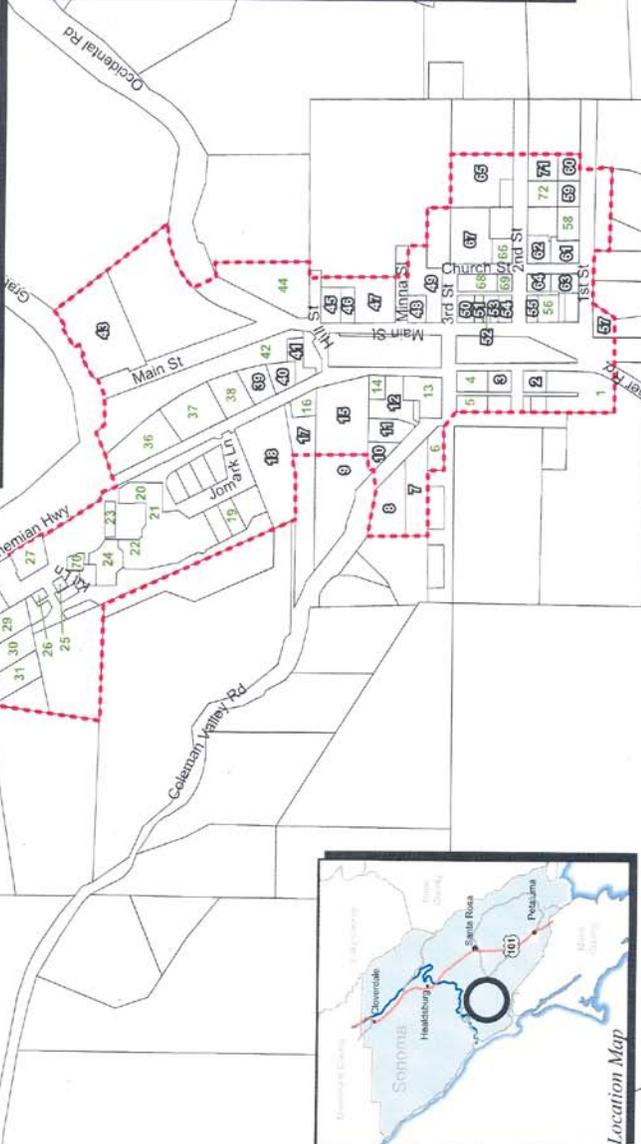
 Non-Contributing Buildings

 Contributing Buildings

Occidental Historic District Map Key

- | | | | |
|----|---------------------------------|----|--|
| 1 | 3610 Bohemian Highway | 14 | 3720 Bohemian Highway |
| 2 | 3622 Bohemian Highway | 15 | 3730 Bohemian Highway |
| 3 | 3688 Bohemian Highway | 16 | 3782 Bohemian Highway |
| 4 | 3692 Bohemian Highway | 17 | 3804 Bohemian Highway |
| 5 | 14805-14811 Coleman Valley Road | 18 | 3814 Bohemian Highway |
| 6 | 14887 Coleman Valley Road | 19 | 14609 Jomark Lane |
| 7 | 14885 Coleman Valley Road | 20 | 14620, 14624 and 14628 Jomark Lane |
| 8 | 14845 Coleman Valley Road | 21 | 14630, 14632, and 14634 Jomark Lane |
| 9 | 14850 Coleman Valley Road | 22 | 14636 and 14638 Jomark Lane |
| 10 | 14930 Coleman Valley Road | 23 | 3820, 3830 and 3840 Doris Murphy Court |
| 11 | 3716 Bohemian Highway | 24 | 3980 Bohemian Highway |
| 12 | 3700 Bohemian Highway | | |

- | | | | |
|----|--|----|---------------------------|
| 25 | 3944 Harmony Village Circle | 36 | 3915 Bohemian Highway |
| 26 | 3976 Harmony Village Circle | 37 | 3821 Bohemian Highway |
| 27 | 3986 Bohemian Highway | 38 | 3805 Bohemian Highway |
| 28 | 4024 Bohemian Highway | 39 | 3730 B - Bohemian Highway |
| 29 | 4012 Bohemian Highway | 40 | 3793 Bohemian Highway |
| 30 | 4016 Bohemian Highway | 41 | 3725 Bohemian Highway |
| 31 | 4020 Bohemian Highway | 42 | 3850 Main Street |
| 32 | 4028 Bohemian Highway | 43 | 3905 Main Street |
| 33 | 4056 Bohemian Highway | 44 | 3786 Hill Street |
| 34 | 4066 Bohemian Highway | 45 | 3777 Main Street |
| 35 | 4093 Bohemian Highway/4300 Occidental Camp Meeker Road | 46 | 3743 Main Street |
| | | 47 | 3731 Main Street |
| | | 48 | 3707 Main Street |
| | | 49 | 1485 3rd Street |
| | | 50 | 3653 Main Street |
| | | 51 | 3625 Main Street |
| | | 52 | 3625 Front Street |
| | | 53 | 3627 Main Street |
| | | 54 | 3605 Main Street |
| | | 55 | 3611 Main Street |
| | | 56 | 3601 Main Street |
| | | 57 | 3595 Bohemian Highway |
| | | 58 | 14720 1st Street |
| | | 59 | 14706 1st Street |
| | | 60 | 3607 Church Street |
| | | 61 | 3637 Church Street |
| | | 62 | 3616 Church Street |
| | | 63 | 3622 Church Street |
| | | 64 | 14750 2nd Street |
| | | 65 | 3639 Church Street |
| | | 66 | 3657 Church Street |
| | | 67 | 14775 3rd Street |
| | | 68 | 3608 Church Street |
| | | 69 | 3880 Doris Murphy Court |
| | | 70 | 14717 2nd Street |
| | | 71 | |
| | | 72 | 14725 2nd Street |



Contributing and Non-Contributing Resources in the Occidental Historic District.

0 225 450 Feet

North Arrow

Project Area

Data Provided by
Parks and Recreation Management Department (1998K),
County of Sonoma, California



APPENDIX B

List of Contributing and Non-Contributing Properties within the Occidental Historic District

**OCCIDENTAL HISTORIC DISTRICT
CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS**

Contributing Buildings: Contributing buildings within the Occidental Historic District are buildings that were constructed during the period of significance (1870-1950) and retain a sufficient level of integrity.

- 1) 1474 1st Street
- 2) 14706 1st Street
- 3) 14717 2nd Street
- 4) 14750 2nd Street
- 5) 1485 3rd Street
- 6) 3595 Bohemian Highway
- 7) 3622 Bohemian Highway
- 8) 3688 Bohemian Highway
- 9) 3716 Bohemian Highway
- 10) 3730 Bohemian Highway
- 11) 3730B Bohemian Highway
- 12) 3793 Bohemian Highway
- 13) 3804 Bohemian Highway
- 14) 3814 Bohemian Highway
- 15) 4028 Bohemian Highway
- 16) 4056 Bohemian Highway
- 17) 3601 Church Street
- 18) 3608 Church Street
- 19) 3616 Church Street
- 20) 3622 Church Street
- 21) 3637 Church Street
- 22) 3657 Church Street
- 23) 14805 Coleman Valley Road
- 24) 14930 Coleman Valley Road
- 25) 14945 Coleman Valley Road
- 26) 14950 Coleman Valley Road
- 27) 14985 Coleman Valley Road
- 28) 3625 Front Street
- 29) 3605 Main Street
- 30) 3611 Main Street
- 31) 3625 Main Street
- 32) 3627 Main Street
- 33) 3633 Main Street
- 34) 3707 Main Street
- 35) 3725 Main Street
- 36) 3731 Main Street
- 37) 3743 Main Street
- 38) 3777 Main Street
- 39) 3905 Main Street

Non-Contributing Buildings: Non-contributing buildings within the Occidental Historic District are buildings that were constructed during the period of significance (1870-1950) but do not retain a sufficient level of integrity or buildings that were constructed after the period of significance (after 1950).

- 1) 14720 1st Street
- 2) 14725 2nd Street
- 3) 14775 3rd Street
- 4) 3610 Bohemian Highway
- 5) 3692 Bohemian Highway
- 6) 3700 Bohemian Highway
- 7) 3720 Bohemian Highway
- 8) 3782 Bohemian Highway
- 9) 3805 Bohemian Highway
- 10) 3821 Bohemian Highway
- 11) 3915 Bohemian Highway
- 12) 3980 Bohemian Highway
- 13) 3996 Bohemian Highway
- 14) 4012 Bohemian Highway
- 15) 4016 Bohemian Highway
- 16) 4020 Bohemian Highway
- 17) 4024 Bohemian Highway
- 18) 4066 Bohemian Highway
- 19) 4093 Bohemian Highway/4300 Occidental Camp Meeker Road
- 20) 3639 Church Street
- 21) 14805 Coleman Valley Road
- 22) 14887 Coleman Valley Road
- 23) 3820, 3830, and 3840 Doris Murphy Court
- 24) 3880 Doris Murphy Court
- 25) 3944 Harmony Village Circle
- 26) 3976 Harmony Village Circle
- 27) 3786 Hill Street
- 28) 14609 Jomark Lane
- 29) 14620, 14626 and 14628 Jomark Lane
- 30) 14630, 14632, and 14634 Jomark Lane
- 31) 14636 and 14638 Jomark Lane
- 32) 3601 Main Street
- 33) 3850 Main Street

APPENDIX C

Department of Parks and Recreation (DPR) 523 Forms

APPENDIX D

**Photographs of Properties within the Occidental Historic District
that are Less than 45 Years Old**



14720 1st Street, Occidental



14725 2nd Street, Occidental



3610 Bohemian Highway, Occidental



3690 Bohemian Highway, Occidental



3692 Bohemian Highway, Occidental



3782 Bohemian Highway, Occidental



3805 Bohemian Highway, Occidental



3821 Bohemian Highway, Occidental



3915 Bohemian Highway, Occidental



3980 Bohemian Highway, Occidental



3996 Bohemian Highway, Occidental



3639 Church Street, Occidental



On the same parcel as 3657 Church Street, Occidental



14887 Coleman Valley Road, Occidental



3820, 3830, and 3840 Doris Murphy Court, Occidental



3880 Doris Murphy Court, Occidental



3944 Harmony Village Circle, Occidental



3976 Harmony Village Circle, Occidental



14609 Jomark Lane, Occidental



Garage at 14609 Jomark Lane, Occidental



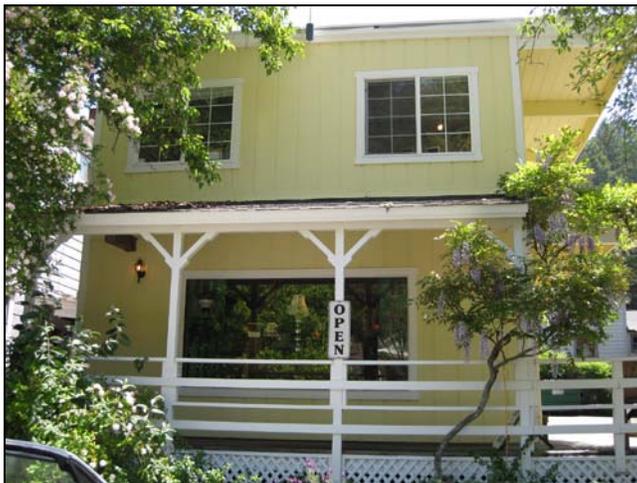
14620, 14624, and 14628 Jomark Lane, Occidental



14630, 14632, and 14634 Jomark Lane, Occidental



14636 and 14638 Jomark Lane, Occidental



3601 Main Street, Occidental

APPENDIX E

Glossary of Terms

APPENDIX E

Glossary of Terms

Note: Most of the definitions below are derived from *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, or Cyril M. Harris's *American Architecture, An Illustrated Encyclopedia*. See "References" for additional information.

Alignment: The arrangement of objects along a straight line.

Architectural features: Prominent or significant parts or elements of a building or structure.

Articulation: Minor variation in the massing, setback, or height of a building, such as bay windows, porches, entrances or eaves that defines the structure.

Association: As related to the determination of "integrity" of a property, association refers to the direct link between a historic property and an important historic event, activity or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Bracket: A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or triangular truss.

Board-and-Batten: Wood siding construction in which vertical boards are covered at the joints by narrow wood strips.

Building: A "building", such as a house, barn, church, hotel, or similar construction is created principally to shelter any form of human activity. The term "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Canopy: A roofed structure constructed for fabric or other material placed so that it extends outward from a building providing a protective cover for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Clapboards: Horizontal wooden boards that form the outer skin of the walls of many wood frame houses.

Compatibility: The size and character of a building element relative to other elements around it.

Context: The characteristics of the buildings, streetscape, and landscape that support or surround a given building.

Contributing building: A building within a historic district constructed during the period of significance of the district and retaining integrity.

Cornice: The molded horizontal projection that crowns or finishes the top of a wall where it meets the edge of the roof.

Design: As related to the determination of “integrity” of a property, design refers to the elements that create the physical form, plan, space, structure and style of a property.

District: A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united historically or aesthetically by plan or physical development.

Dormer: A roofed structure projecting from a sloping roof to allow for a vertical window or other opening into the room. A dormer can have a gable, hip or shed roof, and can be inset into the roof or project from its surface.

Double-hung window: A window with two sashes (the framework in which window panes are set), each moveable by a means of cords and weights.

Eave: The underside of a sloping roof projecting beyond the wall of a building.

Elevation: A drawing showing the vertical elements of a building, either interior or exterior, with all of the features shown as if in a single vertical plane.

Façade: The front or principal exterior face of a building, any side of a building that faces a street or other open space.

False front: A front wall which extends above the roof or beyond the sides of a building to create a more imposing façade.

Feeling: As related to the determination of “integrity” of a property, feeling refers a property’s expression of the aesthetic or historic sense of a particular period of time.

Fenestration: The arrangement and design of windows and other openings on a building’s façade.

Form: The overall shape of a structure.

Gable: The portion of an end wall of a building above the eaves or cornice usually adjoining a pitched roof and usually triangular in shape.

Gothic Revival style: A style of architecture based on Gothic architectural element and forms that was popular in the United States from about 1830 to 1880 and was most often seen in country houses, churches, and some public buildings. Typical elements of this style include steeply pitched gable roofs; decorative brackets, finials, and ornamented verge boards; pointed arches, particularly for window openings; use of hood or label moldings; and incorporation of towers or turrets, and other picturesque elements.

Greek Revival style: A style of architecture based on Greek precedents and popular in the United States from about 1820 to 1860. Typical elements of this style include strict symmetry, severe lines, a low-to-medium pitched gable or hipped roof, pedimented gable ends or pronounced cornice returns, a strong cornice line, and porches with regularly placed columns or supports.

Italianate style: A style of architecture popular in California in the 1860s and 1870s, about loosely based on rural Renaissance farmhouses in northern Italy, and varying from picturesque villas with ornate detailing and asymmetrical massing to restrained and rigidly symmetrical town houses and commercial buildings. Typical elements include multiple stories, bracketed cornices, low-pitched pyramidal roofs, and narrow, hooded, framed or bracketed windows, often with a one-story front porch.

Infill: In a historic district, the construction of a new building within the district.

Integrity: As defined by the National Park Service, a property exhibits integrity if most of the aspects of integrity are intact, particularly those that are most relevant to the significance of the property, and if the property dates from its established period of significance. The aspects of integrity are: location, design, setting, materials, workmanship, feeling and association. A historic district that retains integrity is one in which the majority (typically about 60%) of its individual elements or properties retain integrity and date to its established period of significance.

Lintel: A horizontal structural member such as a beam of wood or stone that spans the top of an opening in a door or window to support the weight above it.

Mass: The physical size and form of a structure.

Material: As related to the determination of ‘integrity’ of a property, material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Molding: A long, narrow band or strip of material, typically wood or stone, with a constant profile or section, used as a decorative element at the edges of or joints between surfaces on bases, capitals, cornices, doors, panels, and windows.

Non-contributing building: A building within an historic district constructed outside the period of significance for the historic district, or a building that does not retain integrity.

Orientation: In urban design, the relationship of a building to the street or other public feature. The primary entrance to a building plays an important role in defining the orientation of the building.

Period of Significance: The span of time in which a property or a historic district attained its significance, typically the period in time in which its associations occurred, such as an important event, association with an important person, or a period of architectural development.

Preservation: The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and site. It may include initial stabilization and ongoing maintenance of historic materials and features.

Queen Anne style: A style of architecture, popular in the United States from about 1885 to 1910, based on a romantic reinterpretation of the earlier Queen Anne style. Typical elements include an asymmetrical form, often with a wrap-around porch; use of multiple, contrasting materials and textures in exterior cladding; multiple roof forms, including gables and hip roofs; the use of dormers, towers and turrets to enliven the building form; and the use of applied decoration in the form of ‘gingerbread’ or decorative elements borrowed from other styles or eras.

Roof: The structure that caps or covers a building, including all materials and constructions to support it. Forms include the following:

Gable Roof features a single slope on each side of a central ridge.

Gambrel Roof features two slopes or flat surfaces on each side of a central ridge.

Hip Roof features adjacent flat surfaces that slope upward from all sides of the perimeter of a building.

Shed Roof features one slope composed of a single flat plane.

Jerkin-head Roof (clipped gable) is similar to gable but with a clipped end that assumes a hip shape.

Scale: The proportional relationship between buildings elements; in urban design, the relationship of a building to other built elements.

Setting: As related to the determination of “integrity” of a property, setting refers to the physical environment of a historic property.

Shingle: A thin piece of slate, tile, or wood used as an exterior covering on sloping roofs and/or walls.

Shiplap: An overlapping, joint the long edges of two boards, typically formed by a continuous, rectangular notch on opposite sides of both edges of each board; used to make a weather-tight joint for siding.

Siding: The nonstructural exterior wall covering of a wood frame building; types include horizontal board, shingle, board-and-batten, and various substitute materials; also seen as “cladding.”

Sill: The lowest horizontal member in a frame or opening for a window or door.

Stick style: An architectural style of wood-frame houses popular in the United States from about 1860 to 1890 that emphasized exterior wall patterns of varying textures divided by a rectangular grid of flat boards that typically expressed the inner structure of the building. Typical elements include asymmetrical massing, steeply pitched cross gable roofs, decorative trusses, brackets below overhanging eaves, and applied decorative elements.

Streetscape: The visual character of a street made up by a combination of elements, including the design of the cross section, the buildings enclosing each side, views along the route or at a distance, and decorative elements, including greenery, signage, and street fixtures.

Structure: The term “structure” is used to distinguish from a “building” those functional constructions made usually for purposes other than creating human shelter.

Stucco: An exterior wall covering consisting of Portland-cement mixed with lime, applied over a wood or metal lath.

Vernacular: A building built that is not designed by an architect or someone with formal design training; often based on traditional or regional forms; the style of a simple building with modest detailing and form, as opposed to a specific architectural style.

Visual continuity: A sense of unity among elements of the built environment due to similarities in alignment and orientation, form, scale, style, and/or detailing,

Window: An opening, generally in the external wall of a building, to admit light and/or air; usually glazed. The framework in which the glass is set is called a sash. A sash may be fixed (stationary) or move within the fixed frame. The glass may consist of one large pane of glass or may be subdivided into smaller panes or lights, divided by thin members called muntins.

Workmanship: As related to the determination of “integrity” of a property, workmanship refers to the physical evidence of the crafts of a particular culture, people, or artisan.