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Type

✓

Plans

2PE07-0211

Permit Number

34285

Street Number

Kruse Ranch Rd

Street Name

TIM

Community Code

109-030-003

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: ZPE07-0211

Project Address: 34285 KRUSE RANCH RD TIM

Cross Street:

APN: 109-030-003

Description: ZONING PERMIT FOR LANDMARKS COMMISSION REVIEW

Printed: October 06, 2015
Initialized by: SHUNSPER
Activity Type: AB-ZPE 701
PCAS #:

Owner: BROWN DAVID V & SUZANNE L
C/O PLANTATION STAR RT
34285 KRUSE RANCH RD
CAZADERO CA 95421-9610
707 847 3030

Applicant: SINGER MICHAEL
33880 SEA VIEW RD
CAZADERO CA
95421
707 847 3368

Fees:

\$0.00

\$0.00

Total Fees: \$0.00

Total Paid: \$0.00

Balance Due: \$0.00

Refunds will not be authorized unless circumstances
comply with established PRMD refund policy provisions.

When validated below, this is your receipt.

**Restoration of Druids Hall, circa 1878, Plantation
Historic Resources Inventory #44/06**

Project Description

History

Plantation was originally one of two stage coach stops between Cazadero and the coast. The community is on the ridge route which historically connected the coastal timber communities with Cazadero and inland towns.

Plantation House, a wayside inn built in 1871 was destroyed by fire in the 1940's. The San Andreas fault, runs directly through Plantation, and there is evidence today of the fault's activity.

Druids Hall was built in 1878 and was used as a Druid meeting hall for a number of years, but at some point lost its religious status and became a place for community shindigs, dances, and meetings.

In the 1960's the Crittenden family founded the Plantation Farm Camp, which has been in continuous operation to this day.

The present owners, David and Suzanne Brown, were campers at this camp in the 1970's. Throughout the camp's existence, Druids Hall has been used as a camp meeting place, with plays, skits, costume parties, and group meetings taking place there.

In addition, in the off season, Druids Hall has been used by the local community for dances, plays, and various community meetings.

Since the 1960's and until today, Druids Hall has also been used as a repository for Plantation historical artifacts.

At this time the main structure of Druids Hall is in surprisingly good shape. However, the "covered peripheral porches" of the building, as described in the Historic Resources Inventory, have deteriorated and become unsafe.

The owners applied for and received a demolition permit for the porches to mitigate the potential hazard before camp started this year, and the building presently has barricade tape around it to keep campers out.

Proposal

The proposed project is to restore Druids Hall to its former glory. A new perimeter foundation and first floor framing will be constructed.

The building will be restored to its original configuration with the following minor exceptions:

1. The original configuration had covered porches on one long side and one short end (the front)

The new porches are proposed to be installed on the **two** long sides of the building and the front.

2. The new porches will be 2' -6" wider than the original porches.

The reason for this change is as follows:

Up until the present, Plantation Camp has been a summer camp only. The present owners would like to host off-season camps for outdoor education such as Environmental and Ecological Studies.

Since the summer camp houses campers in canvas tents which are not suitable for winter sessions in a location that can have as much as 100" of rain in a year, the proposal is to house campers on the porches of Druids Hall.

As shown on the drawings, one long side would be for Girls, one long side for Boys, and the middle section for Counselors.

We are hoping that the Landmarks Commission will agree that when the proposal drawings are compared to photographs of the original building that the commissioners will agree that

....."the exterior construction or modification is consistent with the *character* of the historic structure".....*

* Draft State Historical Building Code

We feel that this restoration will be made so that the existing spirit of Druids Hall is maintained.

FORWARD TO X8343

MICHAEL SINGER ARCHITECT

FAX COVER SHEET

SONOMA COUNTY LANDMARKS COMM.
TO LISA POSTERNAK

FAX NUMBER 565-3767

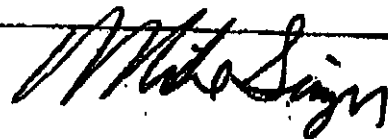
NO. OF PAGES 1 AFTER COVER

DATE 6/28/07

PROJECT DRUIDS HALL RESTORATION

LYNN RUDY, MOTHER OF THE STILLWATER
COVE APPLICANT, IS OUR LOCAL HISTORIAN.
SHE IS WRITING A HISTORY OF THE COAST
FROM JENNER TO GUALALA.

HERE IS AN EXCERPT FROM HER BOOK
TO BE PUBLISHED SOON THAT YOU @ THE
LANDMARKS COMM MIGHT FIND INTERESTING.



33880 SEAVIEW ROAD CAZADERO CA 95421
TELE/FAX (707) 847-3368 zip@msa.org

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for...*

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LYNN RUDY 2007

The Druids and Their Hall

There is but one lodge of any order in the township, and that is a lodge of U. A. O. D. [Druids]. It is Plantation Lodge No. 32, and is located near the "Plantation House", a wayside inn back from Pisk's Mill about three miles. This lodge was organized October 9, 1878. The charter members were, Jos. Luttinger (sic), Simon Von Arx, Wm. A. Richardson, Chas. Thompson, Victor Durant, E. Hale and Peter Beckhardt; J. Luttinger, Treasurer. The Hall building was erected in 1878, at an expense of \$2,000. It is a very neat building, and the lodge room very cosy.

Munro-Fraser, 1881:380

The Druids Hall (Fig. 265) was an important building at Plantation, heavily used for official lodge purposes and for many community social events long after the members disbanded or simply stopped meeting. The site was donated by the landowner, Joseph Luttringer. Members' meetings were held there, of course, but perhaps only into the 1880s. In 1879-80, when it was still quite new, the Rev. Simmons and his Temperance League also congregated there, in a meeting noted for its "cool water and the absence of intoxication".

A more typical neighborhood gathering was held Oct. 21, 1882 with a celebration to honor the marriage of Fred Baxman and young Eliza Crocker and the 45th birthday of Peter Eckert, N.A, the Druids' highest

officer. First, "a lively time was had at the Plantation House, where a splendid supper was served", then "Druids' Hall was filled with merry dancers till the early morning".

Behind the lodge is a grave (Fig. xxx), that of two-year-old Wilhelmina von Arx, a local child who died at a picnic near the Hall in 1883 after eating deadly nightshade. This death occurred before the establishment - by the Druids Lodge - of the Seaview Cemetery about 1885. The creation of the cemetery is the last known mention of this local organization.

By 1905, when we have a fine account of summer events at Plantation, the "Hall" or "the dance hall", as it came to be called, had apparently been abandoned by the lodge members. Local young people used it for dancing and music. The teen-aged McKenna grandsons camped in part of it for the summer, and took great relish in showing visiting girls the "decoration" on the floor, which Miss Luria Horringer in her diary wouldn't even mention: it probably was a sketch of a semiclad woman!

In the more than fifty years that the Plantation summer camp has been in business, the Druids Hall has served many functions: for crafts, meals and social activities. Now almost 130 years old, it is being restored.



Fig. 265
Druids Hall
1991

3. Determine whether the proposal for Building C would have a significant adverse impact on a significant historic resource (i.e., Building A, Building B, or both). If so, recommend design changes that would reduce the impact of the proposal to a less than significant level. If not, recommend approval of the proposal for Building C.

- a. Introduction by Chairman
- b. Presentation by Staff
- c. Questions of Staff by Commission
- d. Presentation by Applicant
- e. Questions of Applicant by Commission
- f. Comments by Public
- g. Response to Public Comments by Applicant
- h. Discussion by Commission
- i. Decision by Commission

2. 34285 Kruse Ranch Road, Cazadero; Restoration of Druids Hall at Plantation; APN 109-030-003; on Historic Resources Inventory

This item is a request for review of a proposal to restore the Druids Hall at Plantation. The proposal includes replacing the perimeter foundation, replacing and widening (by 2 feet 6 inches) the existing porches, and adding another widened porch. Currently porches are on one long side and the short side of the building; the proposal is to add a porch to the other long side. The porches would be used as sleeping quarters for the summer camp. The widened porches, to be covered by a roll-down awning, would be used to house bunkbeds.

The applicant has consulted the PRMD Project Review Division as to whether a Use Permit would be required for the proposal, as it could be interpreted as expansion of use of the property as a camp. The Project review Division has determined that a Use Permit would not be required. As the property is not an Historic Landmark and the proposal is for a ministerial building permit, review of the proposal by the Landmarks Commission is not required. However, the applicant requests that the Commission review and make recommendations on the proposal to ensure that it is consistent with the historic character of the building, and to determine whether the building is an historic resource such that the State Historic Building Code may be used.

The minutes for the May 1, 2007 meeting contain the following on the proposal for Druids Hall:

The Applicant (Michael Singer, architect) for a project to rehabilitate the Druids Hall at Plantation presented the project to the Landmarks Commission for informal review. The project includes replacing the balustrades and replacing and expanding the porch to another side of the building. The 1898 building is on a redwood log foundation. The porch is falling down, and the building is unsafe for human habitation. The building has been used by the community since it was constructed. Community use of the building includes a summer camp. The owner wants to use the building as sleeping quarters for the camp - the extended porch, to be covered by a roll-down awning, would be used to house bunkbeds.

Commissioner Hoods commented that it appears the building is historically significant

based on its history of community use. She commended the project. She commented that the building itself is still important, even though the DPR Form does not mention the building's architecture; and that they should try to restore the building to how it appeared during its historic heyday. She does not like the idea of expanding the porch to another side of the building. The front view is the most important view, the porch could be expanded to a side other than the front. The porch should not be stepped. Commissioner DiRicco questioned whether the Historic Building Code could still be used if the roof and porch are removed in order to replace them. She suggested keeping the building as is, using the Historic Building Code to repair the balustrades and porch and otherwise make it habitable, and construct a separate structure for the bunkbeds.

Staff Posternak explained that the role of the Landmarks Commission would depend on whether the proposed project is ministerial, such as just a building permit; or discretionary, where a discretionary planning approval of some type is also required such as a Use Permit. If the project is ministerial, the Commission would not have authority to review the project. If the project is discretionary, the Commission would have the authority to review the project and make recommendations.

Staff Posternak and Commissioner DiRicco explained that expanding the use of the site to a summer camp and the building to sleeping quarters may require a Use Permit, and the Applicant should go to the PRMD Planning Division (Project Review Section) to find out. If a Use Permit is required, the Landmarks Commission would have the authority to review and make recommendations on any proposed exterior alterations to the building and construction of new buildings.

The following is an excerpt from Landmarks Commission policy on use of the State Historic Building Code:

To qualify to use the SHBC in Sonoma County, the structure or building must be listed on an existing or future register or official inventory of a local, State, or Federal agency, or be determined by an agency to be historical. This may include an inventory of historical or architecturally significant sites, places, historic districts, or landmarks. The County presently has 190 historic sites or districts that are designated as official County Landmarks and an inventory of approximately 1000 other sites that are identified as historic. Any building or structure so designated or listed would automatically qualify unless it has been altered to the extent it is no longer considered to be historic. Other structures not recorded would need a determination by the Landmarks Commission that they are historical.

If a building or structure is listed on the County's Historic Resource Inventory, the condition of the building will be reviewed by the Landmarks Commission to insure that alterations or additions have not significantly impacted its historic character. (See #1 above). Photos and additional information may be required, as well as updating of any DPR 523 form on file.

RECOMMENDED ACTION: The Commission will do the following:

1. Determine whether the Druids Hall is an historic resource in order to determine whether the State Historic Building Code may be used.
2. Review and make recommendations on the proposal for Druids Hall.

specifications and architectural details for the windows, doors, and siding in order for the Commission to determine whether the proposal would have a significant adverse impact. She also concluded that Building A is eligible for the Historic Building Code.

The Commission discussed whether Building B is historically significant and eligible for the State Historic Building Code, and whether the proposal for Building B would have a significant adverse impact on the significant historic building. Commissioner Painter commented that she can't tell if the proposal would have a significant adverse impact with just the existing information. The Applicant needs to return to the Commission with plans that show the proposed architectural and design details and materials for the building, including the proposed landscaping, in order to assess the compatibility of Building B with proposed Building C. The Commission discussed that the whole property is historically significant, thus Building B can be considered as provisionally historically significant, thus eligible for the State Historic Building Code.

Staff asked the Commission whether the Applicant should be required to prepare a DPR (State Department of Parks and Recreation) Form and to designate the property as an Historic Landmark. Commissioner Painter commented that a good historic resources report and DPR Form establishes the boundary of the significant historic resources and what structures and buildings are contributory.

ACTIONS TAKEN: Commissioner Hines made the following motion, with a second by Commissioner Hoods. The vote was unanimous.

The property in general is a significant historic resource because it is associated with a significant event in Sonoma County history. The Applicant can use the State Historic Building Code for the proposed alterations to existing Buildings A and B. In general the proposed massing for existing Buildings A and B and proposed Building C would not be detrimental to the significant historic resource. In general the proposed changes to existing Buildings A and B are acceptable to the Commission. Prior to applying for the building permit, the Applicant shall return to the Commission with the architectural details of the windows, doors, and siding proposed for existing Buildings A and B so that the Commission can review and make recommendations on these details. In addition, the Applicant shall prepare and provide Forms DPR 523A (Primary Record) and DPR 523B (Building, Structure, and Object Record) for the property that identify the most important design and architectural features of the existing buildings, describe the proposed exterior alterations to the existing buildings, and describe the new building to be constructed.

2. 34285 Kruse Ranch Road, Cazadero; Restoration of Druids Hill at Plantation; APN 109-030-003; on Historic Resources Inventory

The Applicant presented the proposed project and provided revised elevations. He stated that previous the porches had been removed for reasons of safety and a new foundation had been constructed. He stated that some historians believe that the porches had been added in this century. The cultural significance of the Druids Hall lies in its significance for the community, not in its architecture. Based on prior discussion with the Commission, some of the Commissioners may not be happy with adding a porch, but he believes it would be consistent with the character of the historic building, and the building would have a nice balance having a porch on both sides.

Commissioner Hoods commented that she gives the owners credit for keeping the building, and that the proposal does not significantly change the building. The Applicant stated that the building is constructed of old growth redwood, and that he plans to use redwood from the property for the new and widened porches.

Commissioner Hines commented that she agrees with Commissioner Hoods, adding that the DPR Form does not call out that there is only a porch on one side. She would prefer that the building only have one side porch, but acknowledges that the building has to be used in order for it to be maintained and preserved.

Commissioner Painter asked whether widening the porches would block the views to the windows. The Applicant stated that he had revised the elevations so that the porch roof is at a higher elevation and ties in better with the main roof of the building.

ACTIONS TAKEN: Commissioner Hines made the following motion, with a second by Commissioner Painter. The vote was unanimous.

The Druids Hall at Plantation is a significant historic resource. The State Historic Building Code can be used to restore the building (replace the perimeter foundation, replace and widen the existing porches, and add another widened porch). The Commission requested that the Applicant revise and update the DPR Form (include a more detailed description of the history of the Druids Hall and the larger property as a winter camp and for other community activities; a more detailed description of the design, architecture, and materials of Druids Hall; and a detailed description of the exterior alterations made to the Druids Hall under the proposal), and submit it to staff for the record.

3. 22750 Coast Highway 1, Jenner; Remodel of Stone Bunkhouse at Stillwater Cove Guest Ranch; APN 100-060-010; on Historic Resources Inventory

The Applicant described the history of the property, presented the proposed project, and provided revised elevations. The project consists mainly of enclosing the existing covered walkway in glass, which would involve replacing the existing porch posts and rafters and inserting glass between them; and replacing the existing windows with double pane windows with the identical configuration of mullions/muntins.

Commissioner Painter commented that the windows shown on the elevations do not have mullions/muntins. The Applicant explained that the windows on the side of the enclosed glass walkway would not have mullions/muntins in order to keep the look open, but that the windows on the other sides of the building would have real mullions/muntins. The Applicant stated that the contractor may be able to use the existing wood posts along the covered walkway instead of replacing those posts.

Commissioner Hoods commented that there is no question that the property is a significant historic resource. The property has been owned by the same family for many years, and many of the buildings are constructed of native stone. Commissioner Hines commented that she has a problem with the proposal in that the facade and shape of the porch would change. Commissioner Hoods stated that enclosing the covered walkway is reversible, the enclosure can be removed.

Commissioner Painter asked whether the glass could be positioned so that the timber is revealed. She commented that the reflection from the glass could be an issue, and that she prefers that the covered walkway remain as it is, not be enclosed. She also commented that the long, simple lines of the covered walkway should be maintained; there should be no detailing; and the enclosure should be reversible. The Applicant stated that the glass would be recessed into the poles and would be very transparent. The Commission and the Applicant discussed how to attach the glass to the poles. There was a concern that if the original wood posts are used, the glass is recessed into the

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 3D SHL _____ Loc _____
UTM: A 10/478230/4274980 B 10/478220/4270360
C 10/472790/4270380 D 10/472800/4274995

IDENTIFICATION

1. Common name: Multiple Resource 16 "b"
2. Historic name: Plantation
3. Street or rural address: 34285 Kruse Ranch Road
City Cazadero Zip 95421 County Sonoma
4. Parcel number: 109-030-03
5. Present Owner: Crittenden Plantation Address: 34285 Kruse Ranch Rd
City Cazadero Zip 95421 Ownership is: Public _____ Private X
6. Present Use: LCP Ag Preserve Original use: Stage Coach Stop

DESCRIPTION

- 7a. Architectural style: Gable roof structure
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Cottages: 2 single storey gable roof cottages with shiplap siding. Both have covered front porches. One cottage appears to have an addition.

Barn and Outbuildings: Barn is mortise and tenon construction, vertical white-washed redwood boards. Adjacent to the barn are various wooden outbuildings.

Druids Hall: AP 109-030-02 Simple gable roof cottage with covered peripheral porch. Built in 1878.

Attach Photo(s) Here

SEE CONTINUATION
SHEET FOR PHOTOS
OF EACH SITE.

8. Construction date:
Estimated 1870 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 1320 Depth 990
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
4/76 / 1979-1980

13. Condition: Excellent _____ Good Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings _____ Densely built-up _____
Residential _____ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism _____
Public Works project Other: neglect _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: San Andreas fault.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
Plantation was originally one of two stage coach stops between Cazadero and the coast. The community is on the ridge route which historically connected the coastal timber communities with Cazadero and inland towns. Plantation House was the name of a wayside inn built in 1871 by Joseph Luttinger, owner of the land. The inn was destroyed by fire in the 1940's. Mr. Luttinger was a charter member of the Druids organization. The U.A.O.D. Plantation Lodge #32 was organized in 1878. The same year the members constructed a meeting hall. Mr. Luttinger situated his town directly on the San Andreas Fault Zone. As a result, there are several sag ponds located in the area. These ponds were used by him to stock trout and carp. During the 1870's -1880's, it was common to cultivate carp commercially in Sonoma County.

The April 18, 1906 earthquake caused six parallel lines of rupture in a zone 270 feet wide at Plantation. Recent geologic studies indicate this area is likely to have future surface ruptures.

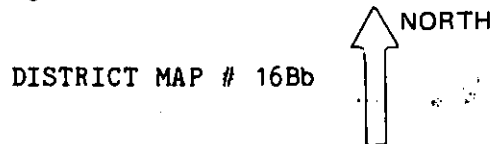
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _____ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 1
Government _____ Military _____
Religion _____ Social/Education 2

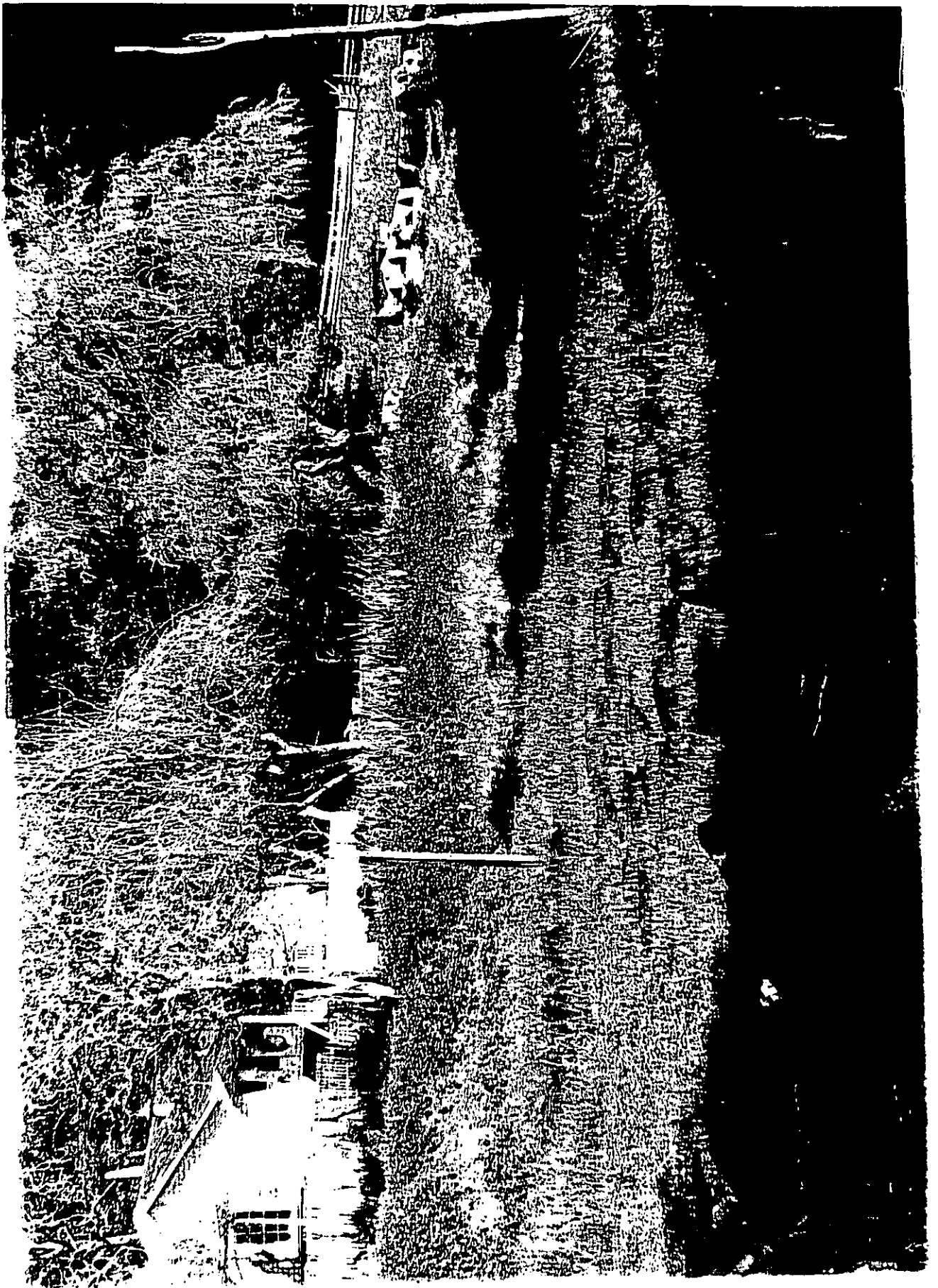
21. Sources (List books, documents, surveys, personal interviews and their dates).

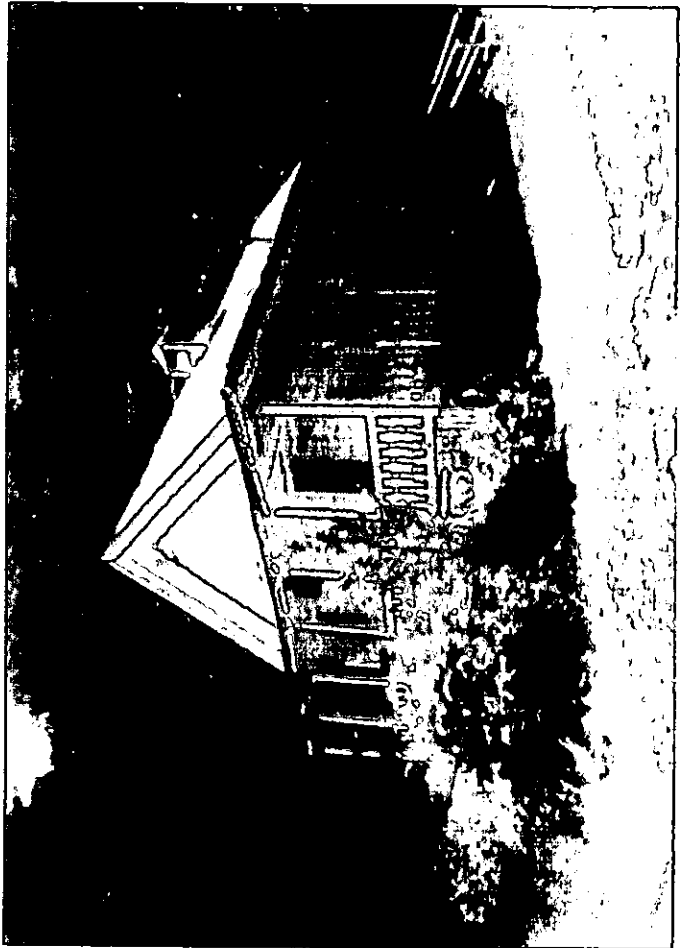
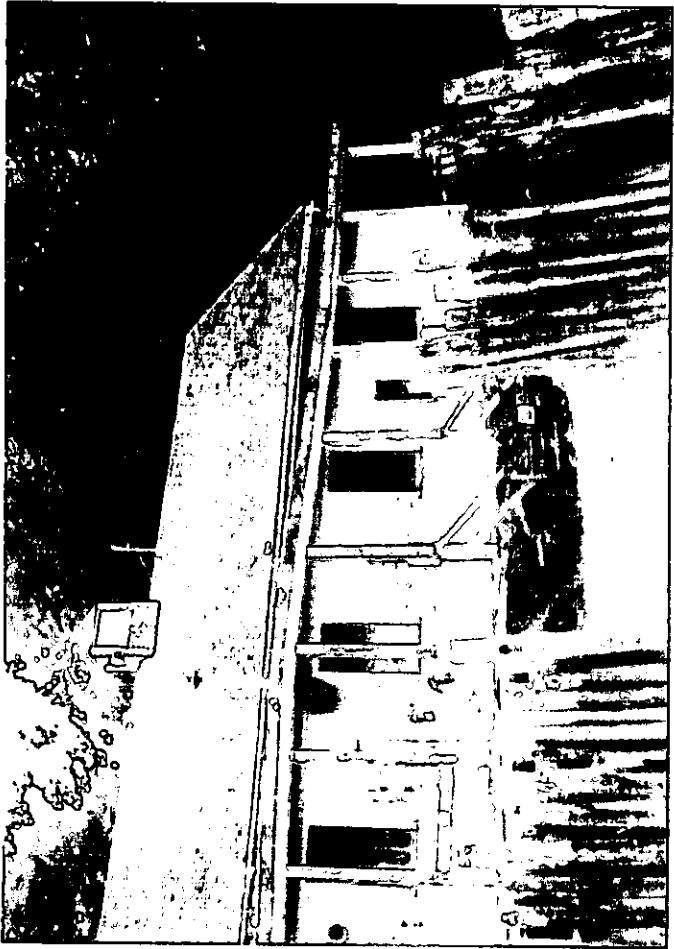
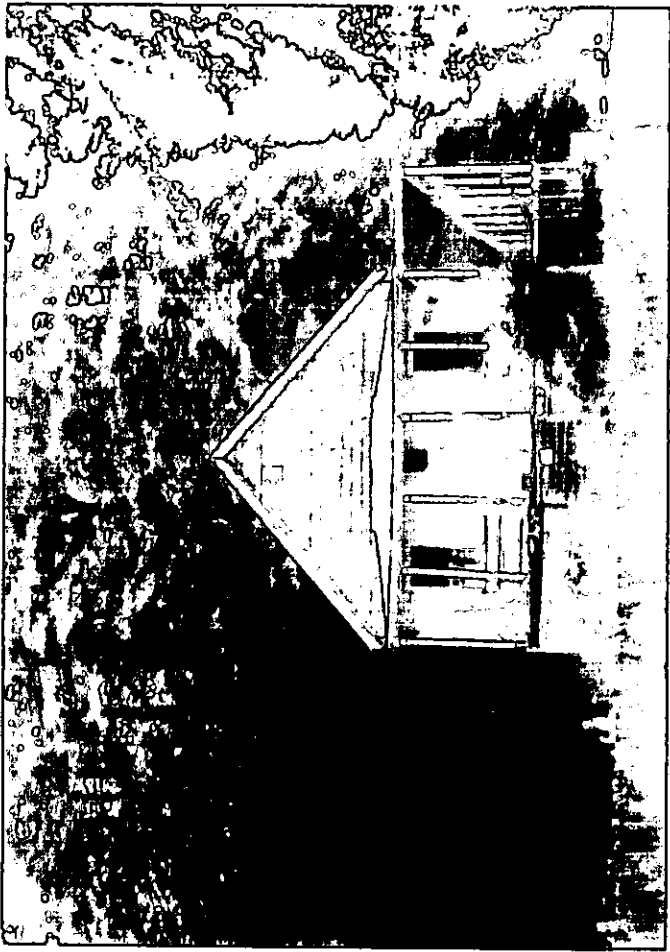
History of Sonoma Co., 1879, Alley-Bowen Co.; Atlas of Sonoma Co., 1877, Thos. Thompson; Preliminary Report 16 Plate 2, Div. Mines & Geology, 1972.

22. Date form prepared MARCH 30, 1981
By (name) Dan Peterson AIA & Associates
Organization WEST. SO. CO. HIST. SOCIETY
Address: P.O. BOX 816
City SEBASTOPOL, CA. Zip 95472
Phone: NONE

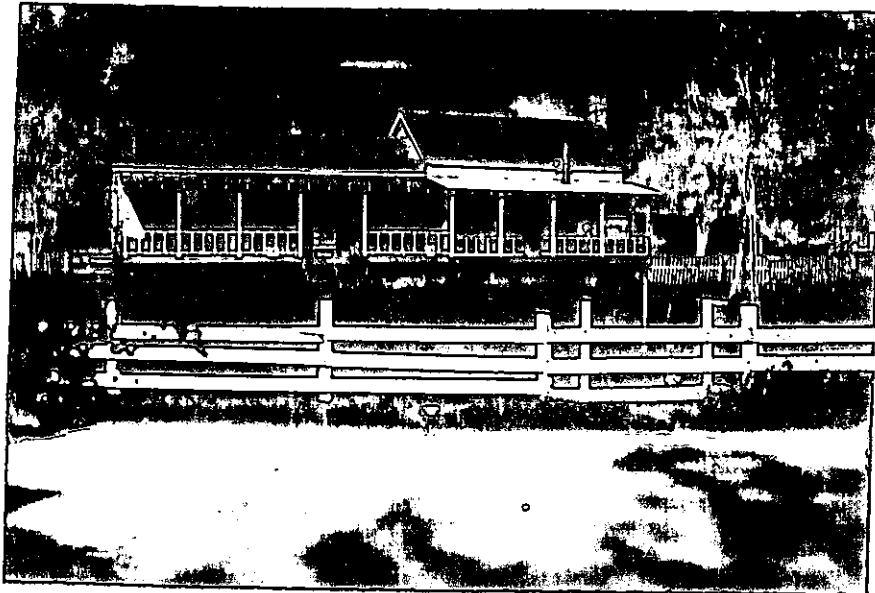
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):











44-02



44-03



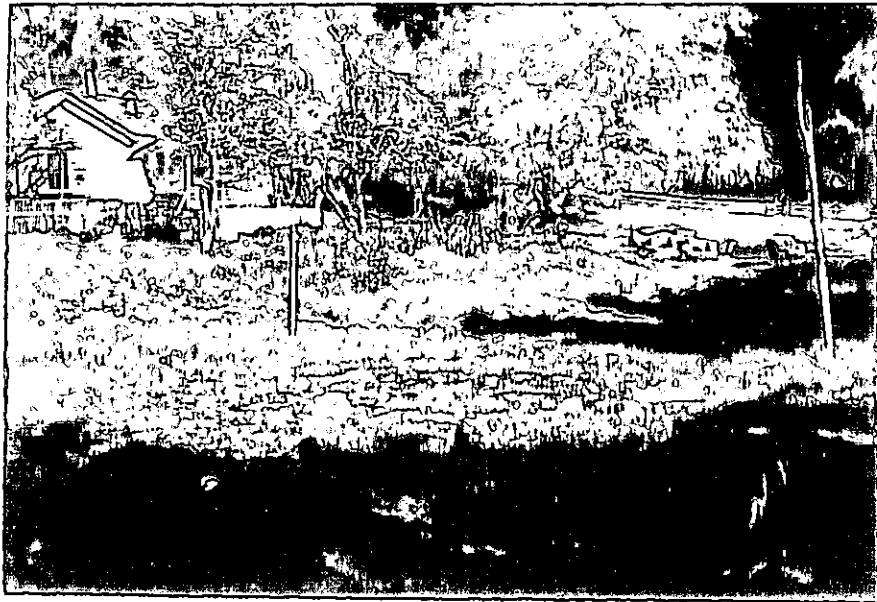
44/04



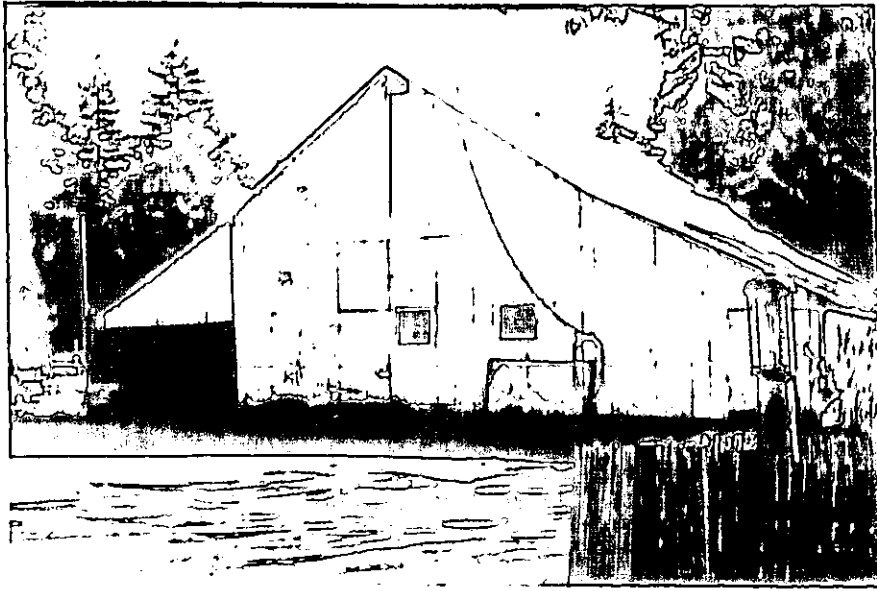
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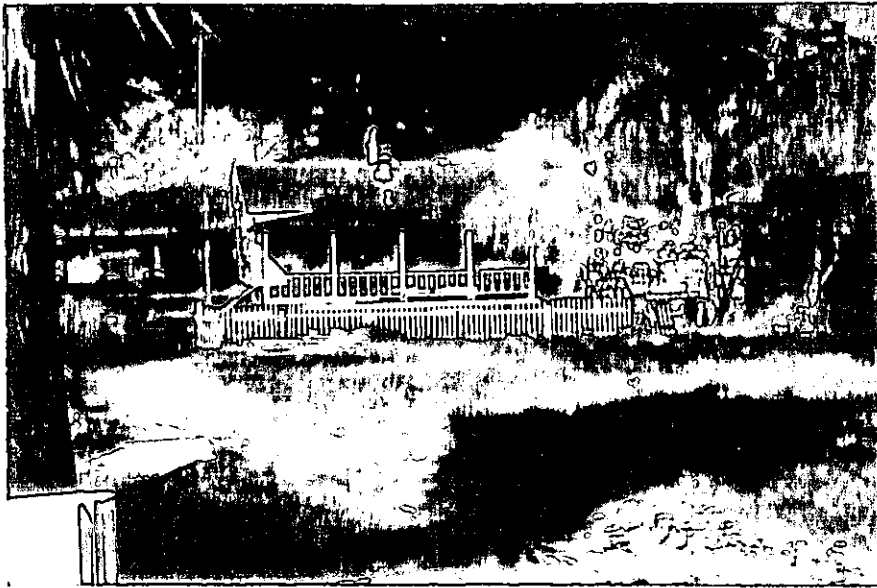
44/02



44/07



44/08



44/09