



Type



Plans

2PE07-0416

Permit Number

6691

Street Number

Moro St

Street Name

BLO

Community Code

027-155-001

APN

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

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**Application Fees / Invoice for: ZPE07-0416**

**Project Address:** 6691 MORO ST TWI  
**Cross Street:** HWY 1

**APN:** 027-155-001

**Description:** ZONING PERMIT FOR LANDMARKS COMMISSION REVIEW

**Printed:** Friday, December 28, 2007  
**Initialized by:** SHUNSPER  
**Activity Type:** AB-ZPE 701  
**PCAS #:**

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**Owner:** DURFEE DUKE AND SUSAN  
6691 MORO ST  
PETALUMA CA  
94952

**Applicant:** DURFEE DUKE AND SUSAN  
20196 ALDER RD  
MONTE RIO CA  
95462

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**Fees:**

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\$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.

December 28, 2007

Landmarks Commission  
Sonoma County PRMD  
2550 Ventura Avenue  
Santa Rosa, CA 95403

Dear Commissioners:

Attached is a package representing the proposed replacement windows at our home, The Bloomfield School, 6691 Moro Street, Bloomfield, CA. (Parcel # 027-155-001)

Since the year 2001, we have restored and renovated this structure, Sonoma County Landmark #157. It is our intention to replace the single-pane windows in the front of the structure with energy-efficient dual-pane windows, custom-made by Milgard and installed by Dee Jay's Sash & Glass of Santa Rosa.

The attached proposal shows color photographs of the windows from various angles. We have also included pertinent information about the replacement windows from the Milgard Window Brochure.

The design of the new windows will be the same as the existing ones:

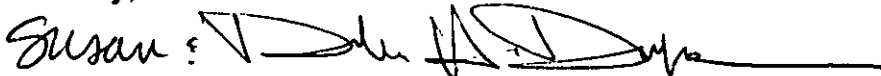
Front Windows: 12- 4' x 8' 2-light windows, with the upper light containing grids to create 9 squares

Porch Windows: 2 - 3' x 5' 2-light windows, with the upper light containing grids to create 6 squares.

The proposed window is the Milgard Ultra Fiberglass Window, the properties of which are outlined in this document. Most importantly, these windows are dual-pane, contain Low-E glass, are impervious to weather elements that we experience near the Coast and are able to be painted to match the color of the building structure.

We feel that this is a highly desirable addition to our restoration of the Bloomfield School and look forward to receiving the Landmarks Commission's approval to proceed.

Sincerely,



Susan & Duke Durfee



**Front View - Bloomfield School**

**12 single-pane, 4' x 8' windows, Painted Wood, White**  
**2 single-pane 3' x 5' windows, Painted Wood, White**



**Close-up of Upper Light/Grids**

# Dee Jay's Sash & Glass, Inc.

477 Quillco Court ~ P.O. Box 6 ~ Santa Rosa, CA 95407 ~ Contractor's License #315377

Phone (707) 546-7344 ~ Fax (707) 546-3631

Date: 11/7/2007

Revised

Quote to: Susan Durfee

Address: 6691 Moro Street

City: Petaluma, CA 94952

Phone: 794-9778 Fax: 283-2092

Job Site:

Quantity	Description	Amount
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## Quote #1

**Furnish and Install Milgard Ultra Series White Fiberglass  
Block Frame with Sloped Sill Replacement Style Windows  
Craftsman or Legacy Style S.D.L. Grids as Notes**

12 - 48" X 94" 2-Lite Picture Window Grids in Top Lite Only 3W3H .....

## Quote #3

**Furnish and Install Milgard Ultra Series White Fiberglass  
Block Frame with Sloped Sill Replacement Style Windows  
Craftsman or Legacy Style S.D.L. Grids as Noted**

2 - 35 3/4 X 60 1/2 Single Hung with Grids in Top Lite Only 3W2H

Total Installed, Tax Included .....

### ***Any required building permits, are the responsibility of the homeowner.***

Prices are good for 30 days only. We reserve the right at any time to correct clerical errors. Please read and check sizes and descriptions carefully. Notify us of any changes at once. A deposit of 10% must accompany all C.O.D. orders. Terms on accounts are net 30 days, subject to approval of credit application. A finance charge of 1.5% per month will be assessed on all past due accounts, plus all collections and/or attorney fees. Dee Jay's Sash and Glass, Inc. will not be responsible for removing or reinstalling window coverings. Customer is advised that depending on the type of windows and/or the application, window coverings may require adjustments or alterations and that these adjustments or alterations are the responsibility of the homeowner.

**PURCHASE AGREEMENT:** By signing this form, you agree to purchase the items described at the prices listed. No merchandise returns will be accepted without prior authorization. Special orders may not be returned for credit.

We appreciate the opportunity of providing this quote and hope to serve you further.

Addendum A and B are part of this contract

Accepted on: \_\_\_\_\_

Quoted by: \_\_\_\_\_

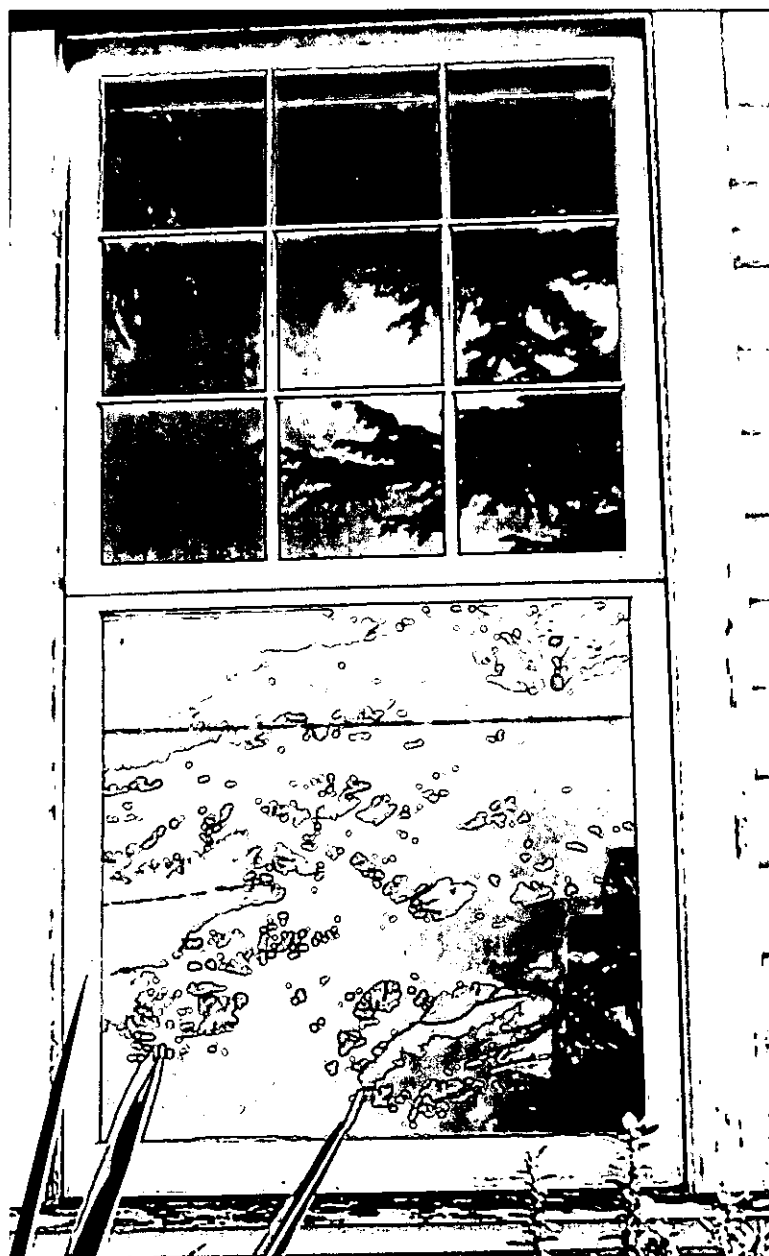
Signed: \_\_\_\_\_

*Alan Ruano*

Date: 11/7/07



**Closer View of South Side of House**



**Individual Window Close-up**



**ABOUT MILGARD   GETTING STARTED   PRODUCTS   IMAGE GALLERY   DEALER LOCATOR**

Fiberglass itself is nothing new. It's been floating boats and adding strength to ladders for years. But until recently, the complex profiles required for window designs such as bay windows have been impossible to attain with fiberglass. Milgard's R&D team faced this challenge and engineered a window and door system that's impervious to water, cold, heat, insects, salt air and ultraviolet rays. The end result: efficient fiberglass windows and doors that maintain their beauty in every season, in any climate.

### FIBERGLASS WINDOW CHOICES

Milgard gives you two distinctive choices when it comes to fiberglass windows and doors: Ultra™ and WoodClad™. When you look at a Milgard Ultra series, you might think that it's painted wood. Or in the case of our WoodClad series, you might even think it's made out of solid Douglas fir.

The truth is, our fiberglass windows give you the beauty of a wood window and the durability of a fiberglass frame. Make no mistake, our fiberglass windows will not crack, peel, warp, or stick. A statement no wood window manufacturer can make.

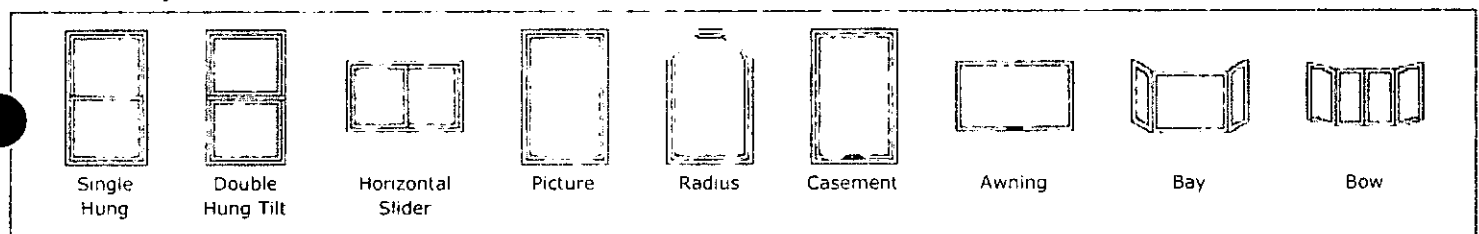
### ULTRA™ SERIES FIBERGLASS WINDOWS



Designed to be the ultimate window and door frame material.

- Impervious to water, cold, heat, insects, salt air, and ultraviolet rays.
- Guaranteed to never crack, peel, bend, warp, or stick due to expansion and contraction.
- Allows exterior painting (unlike vinyl) and is offered in seven standard pre-painted exterior colors.
- Baked-on exterior paint finish won't peel or eggshell.
- Milgard SunCoat® Low-E glass for superior energy savings and reducing fabric fading.
- No unsightly staples or nail holes.
- Available in custom shapes, sizes and configurations.
- Large selection of hardware and grid options.
- Upscale look complements any home, anywhere - from West Coast to Atlantic seaboard.

### Available Styles

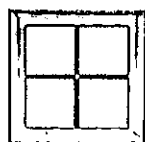
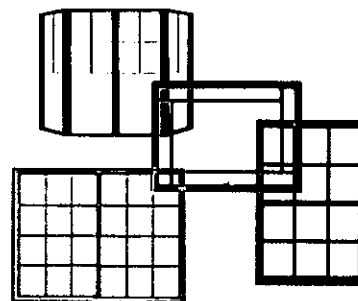


Fiberglass - The ultimate performance in every season.

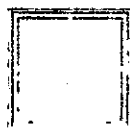
# DRESS UP WITH GRIDS



You can make standard windows and doors extraordinary with the creative use of grid work. Both Ultra and WoodClad series windows and doors offer multiple grid configurations from six different grid options. Grid patterns placed inside the glazing unit include 5/8" wide flat grids and 1-1/16" wide sculptured pattern grids. Snap-in wood grids attach to the interior side of the window or door and remove for easy cleaning. Three additional options are shown below, producing the effect of simulated divided lites. And like all of our products, your grids are covered by our Lifetime Guarantee.



INTERIOR



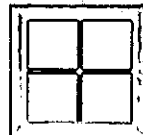
EXTERIOR



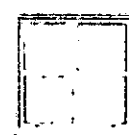
INTERIOR



EXTERIOR



INTERIOR



EXTERIOR

## VINTAGE GRIDS

Would you like to create the true look of individual panes of glass on both the exterior and interior of your windows? With Vintage grids we mount a fiberglass grid to the exterior pane of glass, a box grid is placed between the two panes of glass, and a wood grid is mounted to the interior pane of glass.

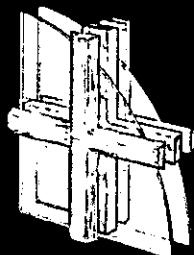
## CRAFTSMAN GRIDS

Would you like to create the true look of individual panes of glass on the interior of your windows, leaving the exterior easier to clean? Craftsman grids utilize sculptured grids between the two panes of glass that can be seen from the exterior of the window, while wood grids are applied to the interior of the window.

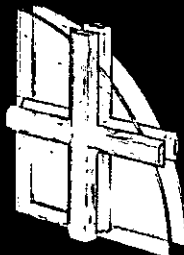
## LEGACY GRIDS

Would you like to create the true look of individual panes of glass on the exterior of your windows, leaving the interior easier to clean? Legacy grids utilize sculptured grids between the two panes of glass that can be seen on the interior of the window, while fiberglass grids are applied to the exterior of the window.

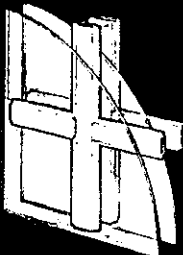
Fiberglass Vintage Grid



Fiberglass Craftsman Grid



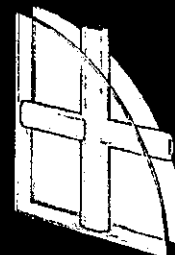
Fiberglass Legacy Grid



Fiberglass/Vinyl 5/8" Flat Grid



Fiberglass/Vinyl 1-1/16" Sculptured Grid

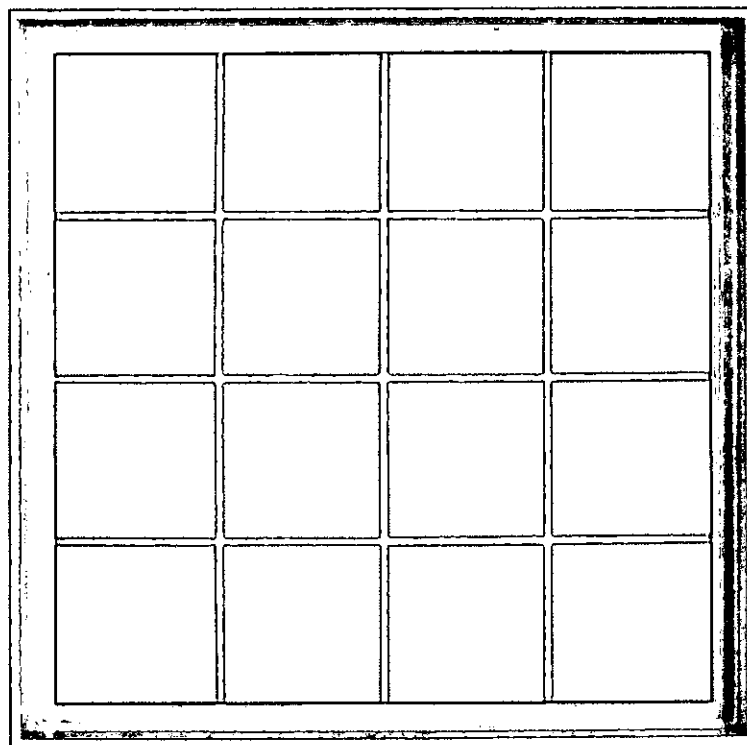


# Milgard



## 3310, 3315 & 3310U, 3315U Picture Windows

**3000**  
SERIES  
FIBERGLASS



*The 3310 WoodClad Series and 3310U Ultra Series Fiberglass Picture Windows blend the energy efficiency and overall aesthetic appeal of wood windows with the low maintenance and structural integrity of pultruded fiberglass. Our available full finish wood liners are designed for both 2x4 and 2x6 construction (other wall depths can be accommodated). Outside, the durable painted finish won't peel or mildew – it never needs painting again. But unlike vinyl, it can be painted to complement any home. The windows can be constructed to your exact size specifications, subject to review by Milgard engineers.*

*Like all Milgard windows, doors and skylights, the 3310 and 3310U Series Picture Windows carry a Lifetime Guarantee to the original residential owner covering both materials and labor. Commercial projects receive a comprehensive 10-year warranty that covers both materials and labor from the date of manufacture.*

### CONFIGURATIONS

The 3310 and 3310U Series Fiberglass Picture Windows can be combined with each other or other WoodClad or Ultra windows to create almost any configuration you can envision. Milgard fiberglass picture windows are available in custom sizes to match almost any design, either new or retrofit.

### COMPONENTS

#### COMPOSITE FRAME

Milgard's WoodClad composite frame consists of a structural pultruded fiberglass foundation joined with an interior reveal of clear vertical-grain Douglas Fir.

Milgard's Ultra frame is based on the same structural pultruded fiberglass foundation, with the interior reveal painted white.

The pultruded fiberglass frame components are made from reinforced pultruded fiberglass with a .080" structural wall thickness. The exterior frame is available in the following baked-on enamel finishes: white, sand, tan, hunter green and brownstone. Consult with your Milgard representative for additional color options.

3310/3310U-2  
APRIL 2005

Milgard



## 3310, 3315 & 3310U, 3315U Picture Windows

3000  
SERIES  
FIBERGLASS

Precisely mitered corners are mechanically joined and butyl sealed in an air and watertight seal. From inside of frame to nail flange is 1-7/8", and from outside of window frame to include nail fin is 1-3/8", to give you a 3-1/4" overall frame depth.

In the WoodClad series, interior reveals feature clear vertical-grain Douglas Fir, factory sealed and ready for staining. All wood components are precisely milled and meticulously joined for superior appearance and performance. Composite frame and liners are available in standard widths of 4-9/16" or 6-9/16" for standard wall construction. Other custom widths are also available, subject to engineering review.

### FULL FINISH WOOD LINERS

Full finish wood liners are an optional feature with all WoodClad and Ultra fiberglass windows. All wood liners for the WoodClad series are clear vertical-grain Douglas Fir – and are primer finished wood liners for the Ultra series.

### NAIL-ON FIN

A 1-1/4" pre-punched, flexible nail flange extends around the perimeter frame, securing the window in rough openings and acting as flashing. The 3310 and 3310U Series is available without nailing fin or with Z-Bar™ flush fin retrofit trim for use as a replacement window.

### GLAZING MATERIAL

Wet-glazed silicone sealant adheres glass to the fixed panel frame, which seals and cushions the glass. Rigid vinyl setting blocks are used to support the unit above the sill, preventing glass slippage and glass-to-frame contact. Pultruded fiberglass glazing (snap-in) bead is applied around the exterior edge. The 3110 and 3110U Series offers an ASTM E-774-81 Class-A rating.

### GLASS

Insulating dual glazed panes, 7/8" in overall thickness, are butyl sealed for energy efficiency, with Milgard SunCoat™ Low-E insulating glass standard in all glazing units.

### WEEP SYSTEM

Primary weep system is located in hollow sill construction and baffled, hidden weep holes drain water from track and help prevent blow-back, or water seeping to the inside caused by a combination of wind and rain. Secondary weep system is located in the pultruded fiberglass glazing bead.

## OPTIONS

### GRIDS

Both WoodClad and Ultra series windows and doors offer multiple grid configurations from six different grid options (refer to 'Grids' section of this manual). Grid patterns placed inside the glazing unit include 5/8" wide flat grids and 1-1/16" wide sculptured pattern grids. Snap-in wood grids attach to the interior side of the window or door and remove for easy cleaning. Three additional options, as shown in the 'Grids' section of this manual, produce the effect of simulated divided lites.

Specify requirements for matching grid patterns at the time of order. If match requirements are not specified, the grids may not line up with those in another size or series of window.

Unless otherwise specified, the grids will divide the window equally, with the bars set between 8-3/4" and 12" apart. A 40" x 30" picture window would be four squares wide by three squares high. A 40" x 30" single-hung would be four wide x four high, however, because of the intermediate horizontal bar.

### BRICKMOULD / SHAKEMOULD

A 2" wide x 1-1/2" thick factory-primed wood brickmould trim is an available option for a finished exterior appearance.

struggled with the issue of whether the barn is an historic structure of local significance, and that she considered the current use of the barn.

Commissioner DiRicco made a motion to find that the barn is a significant historic resource, thus the Historic Building Code can be used; and that the DPR should be revised to reflect the unique use of the property as supporting evidence for that finding.

Commissioner Hoods commented that the historic resources evaluation is solid and should not be revised. She accepted the report.

The Commission discussed that the property and its past, current, and future uses is a unique local resource.

Commissioner Hines asked what modifications had been made to the house. The Applicant described the historic aspects of the house and the modifications that had been made to it.

**ACTION TAKEN:** Commissioner DiRicco made a motion to find that the barn is a significant historic resource based on its age and its significant location in views from Franz Valley Road, and that the Historic Building Code can be used, with a second by Commissioner Montoya. The vote was unanimous in favor.

**3. Bloomfield School, 6691 Moro Street, Petaluma; APN 027-155-001; ZPE07-0416;  
Historic Landmark #157**

Staff summarized the proposed project, replacing the single pane wood windows on the front and porch sides of the significant historic Bloomfield School, now used as a residence, with fiberglass windows of the same pane design.

Commissioner Hines stated that there is an updated DPR Form on the property that should be in the record.

The Applicant described the significant restoration and renovation work completed on the building, including seismic retrofit that involved installing trusses, getting rid of insect infestations, repairing the front porch and steps, and landscaping. She stated that they have very high heating bills.

Commissioner Hines asked the Applicant to clarify the type of grids proposed for the new windows. The Applicant responded Legacy grids on the outside and no grids on the inside.

Commissioner Montoya commented that he appreciates the work they have done on the building. He stated that the SOI standards call for repair versus replacement of windows in the same style and with similar materials, more in keeping with what is there now. He commented that there are block frame wood windows that have a similar look and feel.

The Applicant stated that the replacement fiberglass would be painted to match the exterior of the building, and the window materials would not be noticeable from the street because the building is 75 feet away.

Commissioner DiRicco suggested that the Applicant get custom storm windows made, put them on

in the winter, and take them off in the summer. The Applicant responded that storm windows can not be put on the inside of the building due to problems with condensation.

The Applicant stated that it would be twice as costly to install wood rather than fiberglass windows, and requested to install vinyl windows.

In response to a question, the Applicant stated that some of the original glass remains, and most of the original wood windows remain.

Commissioner Montoya commented that the County is compromising by meeting the Applicant half way by allowing the windows to be replaced, and that the Applicant is asking for more than a compromise.

Commissioner Hoods commented that the windows contribute greatly to the historic character of the building, and the Commission must abide by the standards for historic preservation.

Commissioner DiRicco commented that fine green metal storm windows that snap on to the outside, and that the Commission has and would find them to be acceptable. Commissioner Hines commented that they are acceptable because they are not permanent.

Commissioner DiRicco commented that new windows on historic buildings should generally be of the same material per the Commission guidelines and the standards for historic preservation.

Commissioner Montoya again stated that the wood windows would be the only acceptable replacement for the existing windows.

The Commission, Staff, and Applicant discussed whether the Applicant qualifies for the Mills Act Program or a TOT Advertising Grant.

**ACTION TAKEN:** The Commission directed the Applicant to continue to explore other options for replacing the windows on the building. Commissioner Montoya made a motion, with a second by Commissioner DiRicco, to continue the item to the February meeting. The vote was unanimous in favor.

**4. 128 Sea Walk Drive, Condominium #10 in Unit 2, Sea Ranch; APN 122-420-010; ZPE07-0415; Historic Landmark #108**

The Applicant described the proposed project - adding a new deck on the ground level and two new windows - one each on the south and west elevations - to the significant historic Sea Ranch Condominium. The Sea Ranch Design Review Committee has approved the alterations, but he needs to go through the "condominium committee".

Commissioner Hoods commented that the proposed alteration does not bother her.

Commissioner Hines thanked the Applicant for providing plans that are easy to navigate. She commented that the Secretary of the Interior standards say not to add openings, but that one wouldn't be able to see the windows from the road, and the windows could be removed. The DPR Form says that the setting of the condominium is more important than the architecture.

## HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_

HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_

UTM: A10/516380/4242570 B 10/516380/4237960

C10/510930/4237960 D 10/510930/4242570

### IDENTIFICATION

1. Common name: Bloomfield School

2. Historic name: Bloomfield School

3. Street or rural address: 6691 Moro Street ★

City Bloomfield

Zip 94952

County Sonoma

4. Parcel number: 027-155-01

5. Present Owner: B. P. & Sandra Van Meter

Address: 6691 Moro Street

City Bloomfield

Zip 94952

Ownership is: Public \_\_\_\_\_

Private y

6. Present Use: Residential

Original use: School

### DESCRIPTION

7a. Architectural style: Span. Col. Rev.

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Bloomfield School looks out across Moro Street to an open field and the community of Bloomfield. The former school reflects a Spanish Colonial Revival influence in the curvilinear gable over the main entrance. A one storey building with a gable roof, it has shiplap siding and a band of windows flanking each side of the entrance. Windows have multi-light upper sash over a single light lower sash. The legend, "Bloomfield School, A.D. 1921," is above the segmental arch which leads into a recessed entry area beneath the curvilinear gable. Large yard trees, including palm trees, surround the building. To the rear is an enclosed frame tankhouse with a hip roof.

8. Construction date:  
Estimated \_\_\_\_\_ Factual 1921

9. Architect \_\_\_\_\_

10. Builder \_\_\_\_\_

11. Approx. property size (in feet)  
Frontage 440 Depth 218  
or approx. acreage \_\_\_\_\_

12. Date(s) of enclosed photograph(s)  
06/03 / 1979-1980



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

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The Bloomfield School was the first modern grammar school to be erected in the "Coast Section" of Western Sonoma and Marin Counties. It was erected in 1921-22 at a total cost of \$8,000.00, completely equipped. This building was used as a school until 1966 when the Bloomfield School District became part of the Tomales Unified School District.

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 \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education 1
21. Sources (List books, documents, surveys, personal interviews and their dates).  
  
Dirt Roads and Dusty Tales, A History of Bloomfield, Hannah Clayborn, 1976.  
Field Survey, 1980.
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):

DISTRICT MAP # 32C

