



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

June 14, 2016

Tom Lynch Construction
PO Box 1452
Guerneville, CA 95446

Re: File No.: ADR16-0088
Address: 460 Bohemian Hwy., Freestone
APN: 073-120-002

Dear Mr. Lynch:

On June 7, 2016, the Sonoma County Landmarks Commission approved the Design Review application for a 120 square foot detached accessory structure subject to the attached conditions of approval.

In taking this action the Landmarks Commission makes the following findings:

Historic Significance

1. The subject structure/property has been determined to be a significant historic resource as the site has been identified in the Freestone Historic District Guidelines as containing structures which contribute to the historic character of Freestone. The property is also in the Historical District (HD) Combining Zone.

Secretary of the Interior's Standards

2. The proposed alterations, as discussed in the staff report and conditions of approval are consistent with the standards for rehabilitation. The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* are nationally accepted standards that are regularly relied on by state and local agencies throughout the country. The Landmarks Commission has historically evaluated projects for their consistency with the Secretary's Standards in order to exempt projects from the California Environmental Quality Act (CEQA). The Secretary's Standards have also been used by the Commission as an authoritative guide for determining the appropriateness and compatibility of projects involving exterior alterations to historic properties.

According to the Secretary's Standards, some alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. The Secretary's Standards include ten overarching principles and are on file at PRMD.

The proposed new shed, as conditioned, is consistent with the secretary of the Interior's Standards in that the small size of the structure of 120 square feet, materials and colors that are similar to other accessory structures on the site, and planting of additional screening landscaping in front of the shed result in a new structure on the site that does not detract or reduce the prominence of the historic barn or house.

Historic District Findings (SCC, Section 26-68-005)

3. The proposed alterations, as proposed and conditioned, protect the historical resources onsite and are compatible with and do not detract from the historical character of the site in that the design and proposed landscaping result in a new accessory structure that does not detract or reduce the prominence of the main house or existing barn.

Zoning Code Standards (SCC, Chapter 26)

4. The design of buildings, fences and other structures are in harmony with site characteristics and nearby buildings, including historic structures, in regard to height, texture, color, roof characteristics and setback in that the colors and materials are similar to existing agrarian accessory structures and the size of the structure is less than 10% of the main house.

Environmental Determination

5. The project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures) and would not result in a substantial adverse change in the significance of a historical resource in that the new shed is similar in colors and materials to existing accessory structures and the small size and foreground landscape do not detract from the dominance of the main house, and flexibility from the strict application of the Secretary of the Interior's Standards are allowed to assure continued use and adapt to changes in use.

The Landmarks Commission's action and environmental determination is based on the project application, including all plans and supplemental materials, and representations made during the Landmarks Commission meeting.

Landmarks Commission action is subject to appeal to the Planning Commission. A written request specifying the grounds for the appeal must be submitted to the Permit and Resource Management Department within ten (10) calendar days of the Commission's action. The required fee of \$1,079.00 must accompany the request.

If you should need any further information or clarification, please contact Denise Peter, Landmarks Commission staff, at (707) 565-7385 or Denise.Peter@sonoma-county.org.

Sincerely,

Denise Peter
Project Planner

Attachment: Final Conditions of Approval dated June 14, 2016

Copy: Brenda Sanders/Ken Jenkins, PO Box 219, Occidental, CA 95456
Dean Parsons, Project Review Division Manager
File No.: ADR16-0088