



HISTORIC RESOURCES EVALUATION

17132 Bodega Lane, Bodega California

Prepared for:
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Owner
17132 Bodega Lane
Bodega, California
94922

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DPR523b BUILDING STRUCTURE AND OBJECT RECORD, 17132 Bodega Lane (includes parcel map)

DPR523I CONTINUATION SHEET, 17132 Bodega Lane (photographs)

DPR523j LOCATION MAP, 17132 Bodega Lane

Not Attached, but reviewed:

SEP23-0322 Mound Septic System , approved Feb 20, 2024

Guilloux Art Studio and Well House, plans by Studio 202, 11/29/23

GRD23-___ Guilloux D/W & Garage, Grading & Draingage Plans, D4E, 11/23/2023

Guilloux Residence, INTERIOR REMODEL, Gerda Engelbart Designer, 10/5/2023

Studies, Street View, Back Yard View, (unattributed and undated)

Acronyms and Abbreviations

AHJ	Authority Having Jurisdiction
Bay Area	San Francisco Bay Area
California Register	California Register of Historical Resources
Ft	Feet
Hitchcock	Alfred Hitchcock, British filmmaker
HRE	Historic Resource Evaluation
LC	Landmarks Consulting, LLC
National Register	National Register of Historic Places
NPS	National Park Service
<i>The Birds</i>	<i>The Birds</i> , Directed & Produced by Alfred Hitchcock, performances by Tippi Hedren, Rod Taylor and Jessica Tandy, Universal Pictures, 1963
The County	County of Sonoma
The Owner	Mr Enguerrand Gilloux
The Property	17132 Bodega Lane, Bodega, Ca. w/recent lot merger
The Standards	Secretary of the Interior's Standards for the Treatment of Historic Properties
The Town	The Town of Bodega, aka Bodega Corners, Bodega Roads
WPA	Works Progress Administration

1 Introduction

This Historic Resource Evaluation (HRE) was prepared by Landmarks Consulting, LLC (LC) on behalf of Mr. Enguerrand Guilloux, the owner of the property at 17132 Bodega Lane in the Town of Bodega.

As the property falls within the Bodega Historic District (BHD), Sonoma County's Permit Sonoma department has required the preparation of an HRE to evaluate the property and proposed renovations. The purpose of the report is to inform ongoing permitting of a renovation projects at 17132 Bodega Lane and serve as a reference document for future decision making. The HRE provides background information and a determination of eligibility for the property and recommendations relevant to the proposed renovation scope.

The findings herein are based on site documentation, historical research, and professional expertise in historic park assessment and treatment. The content includes a historical overview of 17132 Bodega Lane, and a discussion of its historic significance and integrity.

Based on the research and evaluation conducted for the HRE, Landmarks Consulting, LLC concludes that 17132 Bodega Lane Property is not individually eligible for listing in the California Register of Historical Resources (California Register) and the National Register of Historic Places (National Register). The property retains sufficient historic integrity to convey this significance as a major Contributor to the Bodega Historic District and should be treated as a historical resource during design and planning review.

1.1 Location

The subject property is located at 11732 Bodega Lane at the east edge of the Town of Bodega, California. The property is located at the east edge of the town, in an irregular polygon bounded by several residential lots to the south, Bodega Lane to the west, another lot and Bodega Highway (Highway 12) to the north, and Salmon Creek to the east.

The property is accessed via Bodega Lane, with agricultural lands to the east (**Figure 1**). The functional entrance to the property is located on Bodega Lane. The property is approximately 2.15 acres in size and is privately owned.

(See DPR532j attached)

SOURCE: GOOGLE MAPS; edited 3/24/24 by Landmarks Consulting, LLC

The subject property is outlined in red, with north up.

1.2 Project Background

The County of Sonoma's Permit Sonoma Department has identified the renovation of 17132 Bodega Lane (the property) as a Contributor to the Bodega Historic District, which requires expert evaluation prior to granting authorization to proceed with building permit approval. The project has been on hold pending a merger of the lots, as well as for and assessment of the historic significance of the property for potential recognition as a historic property.

This report provides an historical overview of 17132 Bodega Lane and its historic context, analysis of existing conditions, and a determination of eligibility as to the property's historic significance.

1.3 Methodology

This section describes the methods used to complete this historic resource evaluation report. Methods included research, field survey, and an evaluation of historic significance under the California and National Register criteria.

1.3.1 Field Survey

Landmarks Consulting's Principal, Mark DeBacker an Historical Architect, conducted intensive-level field surveys at the subject property on March 7 and April 29, 2024, to verify existing conditions of the property and associated site features. He recorded existing conditions via digital photography and field notes and spoke with the building's current owner.

1.3.2 Records Review

After the initial field survey was completed, Mark investigated available background information pertaining to the subject property to develop the historic context sections of the report. A selected list of consulted sources included:

- Historic photographs from the Sonoma County Library digital collection.
- Scanned copy of the original plot plan for Bodega Corners, Thompson 1877
- Copy of original plot map from 1929.
- Contemporaneous articles about the construction and development of 17132 Bodega Lane in multiple newspapers and newsletters, including the *Sonoma West Times and News*, *Press Democrat*.
- Historic aerial photographs of 17132 Bodega Lane dating back 1993.
- The 1989 Cultural Heritage Survey of the Town of Bodega (Peterson).
- Town of Bodega General Plan and existing conditions background reports.
- Articles on properties in Bodega and for the Bodega Historical Society newsletter.

1.4 Summary of Historic Status

17132 Bodega Lane has not been previously evaluated for historic significance and has no prior historic designations. The following section includes a summary of its historic status prior to the current evaluation included in Chapter 4 of this report.

1 National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. It is administered by the National Park Service (NPS) and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

17132 Bodega Lane has not been previously evaluated for inclusion in the National Register.

1.4.2. California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources listed as State Historical Landmarks and in the National Register are automatically listed in the California Register. Resources can also be nominated to the California Register by local governments, private organizations, or citizens.

17132 Bodega Lane has not been previously evaluated for inclusion in the California Register.

1.4.3 Local Landmarks and Preservation Districts

A landmark is any site (including significant trees or other significant permanent landscaping located on a site) and/or place, building, structure, street, street furniture, sign, work of art, natural feature or other object having a specific historical, archaeological, cultural, or architectural value in the Town.

Preservation districts are areas that have special historic significance or represent one or more architectural periods or styles typical to the County's history.

17132 Bodega Lane is located within one of the County's preservation districts. It has not been listed or formally evaluated as a County or Local Landmark.

2 Historic Contexts

The following section describes development themes that are relevant to contextualizing the historic significance of 17132 Bodega Lane.

2.1 Historic Context for the Town of Bodega

First Settlers

The town of Bodega was known historically as Bodega Corners or Bodega Roads, to distinguish it from the Port of Bodega or Bodega Bay, as it is known today, which is about four miles from Bodega. Bodega and Bodega Bay are named for discoverer of the bay, Juan Francisco Bodega y Caudra, who first sailed into the harbor in 1775. The area was first settled by the Russians, however, who established temporary settlements at Bodega Bay and the Salmon Creek Valley, in the vicinity of Bodega, in 1809 (*Kyle, 2002:504*). In 1811 they established permanent settlements in Salmon Creek Valley and at Fort Ross, for which Bodega Bay later served as the port (*Kalani, 2004:31*). In 1841, however, the Russians negotiated the sale of livestock and equipment and other assets at Fort Ross to John Sutter and left California. Stephen Smith, with whom the town of Bodega is most closely associated, would soon establish his ranch at the Russian settlement of Salmon Creek Village, about a mile northwest of Bodega (*Kyle, 2002:54*).

The Mexican Era

Bodega Bay was located within the Bodega Rancho during the Mexican era, and Bodega Corners was located east of the boundary of that rancho, in the Rancho Estero Americano. The Bodega Rancho was granted to Captain Stephen Smith and Manuela T. Curtis. It was eight square leagues (35,487 acres) in size and located in the Bodega and Ocean townships. It was granted in 1844 by Manuel Micheltorena. A claim was filed 1852, confirmed 1855, and appeal dismissed 1857 (*Munro-Fraser, 1880:153*). Early settler Edward Manuel McIntosh was the claimant for the Estero America no Rancho, which was two square leagues (8,849 acres) in size and located east of the Bodega Rancho. This rancho appeal dismissed in 1857 (*Munro-Fraser, 1880:155*). Jasper O'Farrell, who established his home in Freestone, bought the land from McIntosh. O'Farrell, a surveyor best known for laying out the streets of San Francisco, was active in Bodega, but it is Smith, whose ranch home was one mile away, who would historically be most closely associated with the young town.

The Smith Ranch

It is estimated that Captain Stephen Smith first visited the Sonoma Coast in 1839 or 1840, when he anchored at Bodega Bay. When he returned in September 1843 he brought with him a boiler, an engine (reportedly from Baltimore) and the complete outfit for a steam saw and grist mill, as well as other assorted merchandise. He also brought with him several skilled workers, and enlisted the help of several others when he homesteaded his ranch and constructed his mill, which would be the first steam mill in California (*An Illustrated History of Sonoma County, 1889:108*). Smith lived in the buildings abandoned by the Russians until 1851, when he had a large adobe built, constructed by Stephen Fowler and N. N. Hedges. They also built the tannery, which was said to be the first successful tannery in the region and was in operation until it burned in 1868 (*An Illustrated History of Sonoma County, 1889:290*).

Smith chose a location for the mill at the edge of the forest, one mile from what would become Bodega Corners. The opening was widely attended, including an appearance by General Vallejo (it would be in operation until it burned in 1855). Smith was visionary in other ways as well. He encouraged settlement of his lands in return for shares of the crops. As expressed by one early historian, "The drift of early settlement in Sonoma County was naturally toward Bodega because, not only the Russian had demonstrated its fitness for agriculture, but Captain Stephen Smith had established himself there and was in a position to assist immigrants in their venture in agricultural pursuits" (*An Illustrated History of Sonoma County, 1889:113*). Potatoes and wheat, barley and oats proved to be very profitable in early years, despite setbacks in 1855 due to overproduction and disease. According to early histories the area was also known for its butter at this time.

However, after Smith's death in 1855, the estate was "dissipated and wasted through the reckless management of Tyler Curtis, who married the widow," according to the historian who wrote the 1889 history of Sonoma County. Not only was the land

mismanaged but Curtis set off a 'squatter's war' among Smith's 48 tenants, thereafter, remembered as the "The Bodega War" (An Illustrated History of Sonoma County, 1889:133).

Bodega Corners

The town of Bodega got its start in 1853 when George Robinson, who had been a resident of Bodega Bay, established a saloon at the crossing of three roads, which gave the town its name of Bodega Corners. According to Margaret Mccaughey Burke, the granddaughter of merchant James Mccaughey, the second business was a blacksmith shop built by a Mr. Hughes. Mr. Hughes and a Mr. Bowman built the first hotel. Donald McDonald moved his store from Bodega Port to Bodega Corners as well about this time, where he joined the merchant Rositer. Stephen Smith was the first postmaster when the post office was established in 1854. The first school was built in 1866 and the St. Teresa of Avila Church was constructed by a shipwright in 1859, with lumber donated by Jasper O'Farrell (Luca, 1995:1859).

Jasper O'Farrell settled in Freestone, where he was evidently successful, as he was elected state senator from Sonoma County in 1858. In 1863, however, O'Farrell sold the Estero Americano Rancho to Benjamin Belloc, a San Francisco banker. H. B. Martin, the County Surveyor, surveyed and mapped the town of Bodega Corners in October of 1863. He laid out 74 lots, one of which was reserved for the pre-existing Catholic Church. The 'regular' lots were 66 feet wide and 132 feet deep. There were a number of irregular lots as well. Mr. Belloc sold first lots in 1864 (Burke, 1993:201).

The town of Bodega Corners was called "the most important town in that section" by the author of the 1873 history of Sonoma County. He continued:

"It supplies the farmers and dairymen in the surrounding country, also the lumbermen in the redwoods. It is a great resort for these lumbermen on Sundays. It is connected with Santa Rosa, Petaluma, and Duncan's Mills, at the mouth of the Russian River, by lines of stages. Its main shipping point is Bodega Port, situated on the Bay of the same name. This latter place has a good wharf, at which vessels of considerable size can load and unload" (Menefee, 1873:263).

In his 1877 atlas of Sonoma County author Thompson recounted, "The town is now quite a prosperous place. It is situated in the center of a rich dairy country. It has three churches and a schoolhouse built at a cost of five thousand dollars. There are one hundred and twenty-five children in the district, and two teachers are employed. There is also in the town a Masonic, Odd Fellows and Good Templars' Lodge. There are three stores, one shoemaker, one blacksmith and wagon shop, one hotel and two private boarding-houses, one livery stable, two physicians, and one butcher-shop. J.L. Springer is justice of the peace and postmaster. The population of the town is about two hundred and fifty (Thompson, 1877:24).

The town continued to be populated primarily by farmers, dairymen and merchants and other businesspeople for the remainder of the century. The post office that had been established in Bodega Corners in 1882 was moved to Smith's Ranch in 1887, and even when it moved back into town in 1901 was called "Smith's Ranch" until early in the twentieth century (Pappe, 1996:28). At this time the area was still characterized by large dairy and farm families. In the early twentieth century the families in the area were dominated by those of Swiss and Swiss Italian heritage, whereas earlier in the history of the area it appears that settlers reflected a variety of European heritages (U.S. Census, 1900, 1910, 1920).

Movie Legacy

In the last half of the twentieth century Bodega is probably best known for its role in Alfred Hitchcock's 1963 film "The Birds". Both the iconic Potter School and the Druid's Hall appear in one of the most famous scenes in the movie, when the children are running down Stewart Street (Bodega Lane) to escape the attacking birds. The movie company actually rehabilitated the school for the movie, which may account for the condition of the building today. The school had not been used since 1961 and was reputed to be haunted ("The Birds (1963)", The Internet Movie Database, <http://www.imdb.com/> accessed April 2011). The movie locations, which included scenes in Bodega and Bodega Bay, still attracts tourists.³

(end of excerpt)

4 Evaluation and Analysis

Defining the significance of a landscape involves examining its historic and existing conditions against the historic context under which it was developed, and providing a determination as to whether it meets the threshold for

significance. To be considered eligible for the National and California registers, a property must not only demonstrate historical significance under the applicable criteria but must also possess sufficient historic integrity to convey that significance. Both the historic significance and integrity of 17132 Bodega Lane are assessed below.

4.1 National Register of Historic Places/California Register of Historical Resources Criteria

This section evaluates the subject property to determine whether it meets the significance criteria for listing in the National and California Registers. The same criteria are used by both registers and are described jointly here. To be eligible for listing in either register, a property must demonstrate significance under one or more of the following criteria:

Criterion A/1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local, California, or national history.

Criterion B/2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion C/3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion D/4 (Information Potential): Resources that have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

When a property is determined to be historically significant under the above listed criteria, an associated period of significance is defined. This period corresponds to the era in time during which the property gained or exhibited its significance.

4.1.1 Criteria A/1: Association with Significant Events

17132 Bodega Lane is not individually eligible under National and California Registers criteria A/1 at the local level.

17132 Bodega Lane was constructed on bare land as a Druids Meeting Hall in 1911. A Druid's Grove had been active in the community since 1881, ^(Druids of California, Zeni) and unknown members decided to erect a meeting hall within a period of civic and population growth in the town of Bodega. While the population of Bodega Corners as it was known then in the 1910s and 1920s saw continuous population growth, there are no published examples of notable events taking place at the site until 1963 and it's appearance as a background structure in the movie *The Birds*. It seems that prominent cultural events for the community tended to occur at Stephen Smith's Ranch (while it was active), St Teresa's church or Potter School across the street.

For this reason, 17132 Bodega Lane is not individually eligible for listing in the National Register and California Register under Criteria A/1.

4.1.2 Criteria B/2: Association with Significant Persons

17132 Bodega Lane is not significant under the National and California Registers Criteria B/2.

Although the Town of Bodega is associated with a number of individuals playing a key role in the development of Northern California, none can be directly tied the Druid's Hall, its subsequent uses or the site itself.

Documentation of ownership of the property is somewhat undeveloped but from available evidence, chronological ownership is as follows:

1. According to Kroeber (1925) and the *Handbook of North American Indian~ California* (1978), the project is within a region ethnographically occupied by the Western Bodega dialect of the Coast Miwok
2. Possibly associated with unnamed Russian outposts on Salmon Creek (1809-1841)
3. Capt. Stephen Smith (1842) "Rancho Bodega" Mexican Land Grant
4. G.W. Smith/Hollis Hitchcock (1897)
5. Betsy Jane Gamsey (1908)
6. **Druid's Hall** erected 1911. "Buena Vista No. 40 UAOD" Still in use as late as 1938. Ownership unknown.
7. 1938 to 1968, unknown.
8. Annabelle G. Keck, (later Annebelle G. Keck Trust) (1968-2023)
9. Enguerrand Gilloux and Jennifer Cash (2023-present)

While the building appears momentarily in Alfred Hitchcock's *The Birds*, his association is primarily with Potter School across the street and other structures. Research did not reveal any other information related to significant persons who were associated with the early concept, design, implementation, or ongoing maintenance of 17132 Bodega Lane. Therefore, 17132 Bodega Lane is not eligible for listing in the National or California Registers under Criteria B/2.

4.1.3 Criteria C/3: Design

17132 Bodega Lane is not individually significant under National and California Registers Criteria C/3 for embodying the distinctive characteristics of a style. The symmetrical but rather subdued façade was altered with a 1970's application of restrained, simplified Victorian detailing. It is attractive but does not possess high artistic value,.

17132 Bodega Lane's original design, still visibly present in the structure today, is a simple vernacular, commercial structure with a symmetrical primary façade and minimal side/rear fenestration to serve its original use as a fraternal order meeting hall.

For the reasons outlined above, 17132 Bodega Lane does not represent an artistic value not better represented elsewhere in rural Sonoma County. Therefore, 17132 Bodega Lane is not individually significant for listing in the National Register and California Registers under Criteria C/3

4.1.4 Criteria D/4: Archaeology and/or Information Potential

Criterion D/4, is typically employed for archaeological resources. Somewhat surprisingly, despite being adjacent to a creek, a review of records at the Northwest Information Center at Sonoma State University for the site now listed as 17132 Bodega Lane did not reveal significant findings at the recorded archeological sites within a 1.5 kilometer radius. However, 17132 Bodega Lane site is well understood historically and is unlikely to yield further information about the history of the County of Sonoma.

1.1. Period of significance

The period of significance for the Bodega Historic District is 1853 to 1962. 17132 Bodega Lane was constructed as the community Druid's Hall where community events were celebrated until at least 1938, and it also appears in Hitchcock's 1963 movie *The Birds* during a key shot emphasizing Potter's School across the street. Therefore, the period of significance begins in 1911 and continues through 1963.

1.2. Integrity Analysis/Existing Conditions

In addition to demonstrating historic significance under at least one of the California or National Register criteria, a property must retain sufficient historic integrity to be considered eligible for listing in local, state, and national registers. Integrity is evaluated based on the property's ability to convey its historical significance. To retain integrity, a property must exhibit some or all of the seven aspects of historic integrity as defined by the National Register of Historic Places and adopted by the California Register, including:

Association: is the direct link between an important historic event or person and historic property.

Design: is the combination of elements that create the form, plan, space, structure, and style of a property.

Feeling: is a property's expression of the aesthetic or historic sense of a particular period of time.

Location: is the place where the historic property was constructed or the place where the historic event occurred.

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.

Setting: is the physical environment of 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.

17132 Bodega Lane retains integrity of location, setting, and association. The property remains in the location where it was originally deeded and then built. Its setting continues to be defined by its location along the eastern periphery of Bodega's commercial district with Salmon Creek beyond. The setting of 17132 Bodega Lane reminds visitors of both Bodega's early years and its contextual appearance in Hitchcock's 1963 movie.

The main structure is not without modifications over time. A door has been infilled on the second floor of the south elevation where a stairway must certainly have been located at some point, probably in the original construction. A photograph dated "approximately 1910" shows a shadow that might be the stair. The same photograph seems to indicate that no front (west) porch was present, but the structure may still have been under construction as a centered, half-width porch appears on successive photographs. The front porch was expanded to full width with a balcony above and simplified Victorian detailing between 1976 and 1983.

A compatible, full-width, highly glazed, single story addition was added to the north elevation after 1963 and prior to 1975. A small raised wooden stoop served a door on the north side of the addition. A different wood drop siding was used as a patch or repair at the lower east end of the north elevation was probably concurrent. Around 1983, a larger deck constructed of pressure-treated lumber was constructed in its place, utilizing simplified modern detailing.

Two matching shed-roofed outbuildings, similar in finishes to the main structure faced each other at the rear (east) side of the main building for a short period after 1983. It appears that these were recently relocated near the water cistern.

The door and windows of the main building appear to be original. Some windows still have the original wavy glazing. The windows and doors are in relatively good condition, though the windows will require some repairs and refurbishment. Most of the interior window hardware has been replaced and some counterweight cords have broken. The windows are recessed from the exterior face, as was the practice, in order to receive storm windows and/or screens.

New, compatible exterior lighting have been installed.

The roof is asphalt composition shingles and appears to be in excellent condition.

Structurally the interior walls have been removed and substantial cross bracing has been put in place to maintain structural integrity. The foundations were not examined, but are likely in need of strengthening or replacement. The services of a structural engineer should be viewed as a requirement. As the interior's character defining elements have little effect on the BHD and interior elements have already been completely removed, interior alterations are not pertinent to the eligibility of this site.

Existing concrete, brick or CMU block foundations could be replaced with modern, code-compliant foundations without impacting the building's contribution to the Historic District.

Outbuildings:

Several Non-Contributing structures also exist on the site. Two small, contemporary spring houses, a chicken coop and another farm animal shelter have been added since 2008 by previous owners according to aerial imaging.. None need to be retained or removed to preserve the status of 17132 Bodega Lane as a Contributor to the BHD.

Modular Home:

At the southeast portion of the parcel is an existing modular home dating from pre-1975 and accessed via neighboring parcel APN 103-120-29.

In summary, 17132 Bodega Lane retains sufficient overall integrity to convey its historic significance as an early twentieth century Fraternal Hall/Commercial/Hotel building in the Folk Victorian style through the strength of its original location, setting, design, association, and feeling, which remain evident in the building despite additions and modifications over time. While it remains a strong Contributor to the BHD, 17132 Bodega Lane is not eligible for individual listing in the National or California registers under Criteria A/1, B/1, C/1 or D/1 for the period of significance 1911 to 1963.

1.3. Character-Defining Features

The following list outlines the character-defining features of 17132 Bodega Lane related to the property's significance as a Contributor to the Bodega Historic District. These features are the physical aspects of the historic property that convey its historic significance and should be protected to retain eligibility as a Contributor.

- The original structure is symmetrical with a false front expressing the gable and modest eaves. These must be maintained.
- Recessed wooden windows are a key element in pre-1970s non-urban construction. Retaining windows repairable windows is high priority in The Standards. The windows of the Druid's Hall are in comparatively good condition and should be rehabilitated for continued use. The Historic Building Code allows significant latitude in compliance with other elements of the Building and Energy Codes. I recommend that storm windows and screens be fabricated to enhance user comfort in this mild climate as tests have demonstrated that properly fitted storm windows can deliver 80% of the energy efficiency of recent double glazed windows. The current windows are referred to as 1 over 1 double hung windows. At one point, false internal mullions were inserted at the lower front windows. This is not recommended as there was no evidence that the windows utilized mullions and smaller lites.
- The one story north addition and the full-width porch with false balcony have been in place for 48-49 years now and have taken on a significance of their own in my opinion. They are compatible with the BHD architecture and were present when the structure was established as a Contributor to that District.

5 Conclusion

17132 Bodega Lane is not eligible for individual listing in the California Register and National Register under any of the Criteria

Alterations to 17132 Bodega Lane over time have resulted in the loss of some historic materials and features (south stair), a reasonably appropriate addition at the north elevation and the reconfiguration of the porch on the main façade. Overall, the main structure retains its integrity and the alterations are now almost fifty years old and have acquired significance of their own. 17132 Bodega Lane retains sufficient historic integrity to convey its historic significance as a Contributor to the Bodega Historic District

The Owner and his design team are clearly interested in delivering a quality product that will be an asset to the Bodega Historic District. The proposed alterations and new construction are acceptable, though there are some recommendations provided below and one required change. The single change is the retention of as many of the existing, original wood windows as possible, at least on the main (west) and north elevations.

5.1 Treatment Considerations

The National Park Service (NPS) uses the Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) to provide general guidance on the maintenance and improvement of historic properties to owners and managers, designers, and project reviewers prior to beginning work on an eligible property. The Standards address four preservation treatment approaches: Preservation, Rehabilitation, Restoration, and Reconstruction. Each treatment approach is accompanied by a set of standards that act as a framework to guide treatment implementation. Choosing an appropriate treatment approach requires several considerations such as: level of significance; physical condition; use (historic and proposed); and code or other regulatory requirements.

The Owner has clearly demonstrated an intent to explore preservation approaches to revitalize the Property, it presents good opportunities for both the rehabilitation and restoration treatments.

5.2 Standards for Rehabilitation

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 portions or features which convey its historical, cultural, or architectural values. The Rehabilitation standards acknowledge the need to alter or add to a historic property to meet continuing or new uses while retaining the building's essential historic character.⁵⁶

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. Archeological 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 will 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.

5.3 Standards for Restoration

This resource is not individually eligible for listing on National, State or local registers and is best addressed as a strong contributor to the Bodega Historic District. As such, the additional rigors of the Standards for

Restoration should not be required, with concentration being placed on the more appropriate Standards for Rehabilitation.

5.4 Constraints and Opportunities

Although 17132 Bodega Lane represents a good opportunity for the restoration approach due to its integrity of design, rehabilitation is the treatment approach most often selected by project sponsor since it allows for the most flexibility in design and use.

A rehabilitation treatment at 17132 Bodega Lane would result in a design that:

Opportunities to revitalize the Property under the rehabilitation treatment might include, but are not limited to:

- California State Historic Tax Credits were fully funded and may apply.. https://ohp.parks.ca.gov/?page_id=27495
- As the project is a Contributor to a County-approved Historic District, it should be eligible to use the California Historic Building Code. This allows alternate compliance methods for certain Building Code requirements that can be problematic for older structures. Note that Exemptions for historic structures in the California Green and Energy Codes no longer apply.
- Windows, original windows should be repaired and retained. Fit storm and or screens as required seasonally.
- Exterior finishes/trim for additions and new construction should be compatible but vary from the original in at least one aspect in order to differentiate it from original. Critical that the selections harmonize with both the main structure and the BHD neighbors.
- Signage. The owner intends to repaint the original "Druid's Hall" signage on the West Elevation. As the font, size and location of each letter is easily observed under the current paint, this is acceptable.
- Solar panel requirement should be met by placing panels on new outbuildings vs. the Druid's Hall.
- Remove the north deck. If a new deck is required, preference would be on the south side where it is less visible to the public and would allow greater privacy and more sunshine. See below if deck is to remain or be expanded.
- Remove the north deck. If a new deck is required, preference would be on the south side where it is less visible to the public and would allow greater privacy and more sunshine. See below if deck is to remain or be expanded.
- The existing exterior light fixtures are not original, but are compatible. Replacement light fixtures (if pursued) should be selected for appropriateness for the Druid's Hall period, 1911-1938.

6. Recommendations and Comments on the Proposed Work Scope:

The Owner's narrative on the proposed scope is provided (in gray) with recommendations provided as appropriate.

"In December 2022, we purchased the property located in 17132 Bodega Ln, Bodega CA to become our family home. The objective of the project is to convert the historic building from a 1-bedroom upstairs apartment only used during the weekend into a 3-bedroom family house with a detached garage and ADU."

This Change In Occupancy is consistent with the intentions of The Standards to encourage re-use of older structures.

6.1 Main house remodel:

6.1.1 Main house will be remodeled to meet the latest seismic & safety standard while keeping its original historic design.

6.1.2 Exterior:

6.1.2.1. The house will be repainted white to be uniform with the potter school, St Teresa church and others building located on Bodega Ln.

6.1.2.2. 7 New windows will be added to the side (and) back to provide light on the main floor. Additional windows will be double hung, wood frame windows per the (B)odega (H)istoric (D)istrict design guidelines. Adding windows on elevations exposed to the public is generally not recommended but is acceptable for a Contributor in this case. The proposed look remains consistent with other Historic District structures and the fenestration layout, sizes, types and proportions are well considered. Windows are required by Code for the new bedrooms. The BHD Guidelines allow only wood for the new sash/windows, but this is intended to prelude glazing impacts of vinyl's wide framing and short lifespan. I would offer that modern fiberglass framed units are also acceptable as they can match the sightlines and details of wood windows with longer lifespan and lower maintenance.

- 6.1.2.3. Existing windows will be replaced with new double hung, wood frame(d) windows. No. Windows are among the most important aspects of a building's character. The Standards are very clear that replacement of public-facing windows is recommended ONLY for the most degraded examples (p.26, see also *Preservation Briefs: 9 The Repair of Historic Wooden Windows*). The existing windows/sash are in relatively good condition and should be repaired and retained. (see photos in DPR523I, attached). The existing sash are recessed as was typical of wood windows pre-1970 in order to receive storm windows and/or screens as seasonally appropriate. Studies here in California have determined that a properly weatherstripped, single-glazed historic wood window with a properly fitting exterior (or interior) storm window with appropriate glazing films can achieve 80% of the thermal performance of a modern, dual-glazed window. Shutters are not a common feature in District structures. As the Wooden Duck antique shop, the building has sported shutters on all four elevations since the late 1970's. Though they were not present during the Period of Significance and would best be removed, they have been in place for almost fifty years. Shutters at the main (west) façade might be acceptable , but shutters are extremely rare in west Sonoma County commercial structures.
- 6.1.2.4. None of the existing wood siding will be replaced.
- 6.1.2.5. Original front door will be restored Door paint will be stripped to expose the original wood.
- 6.1.2.6. The original, (painted "DRUID'S HALL") sign will be repainted on the front of the house. (Sign still visible under the yellow paint). Yes, The Standards encourage the restoration of original signage if details are known.
- 6.1.2.7. Side deck will be extended to the back of the house. Side deck to be rebuild in accordance with Bodega Historic District (BHD) Guidelines Elevated wooden decks were not part of the Period of Significance. It is difficult to recommend the deck in such a visible location as the south side would have less impact on the District. Nevertheless, decks do appear on a number of structures in the District. If the deck must remain at the north elevation, the area between the bottom of the deck floor and grade should be enclosed to make it appear more like a porch during the Period of Significance. It must meet Code ventilation requirements and can be either lattice or (preferably) a siding that is consistent with the District guidelines and evenly distributed/aligned ventilation openings as required. The railing details are appropriate.
- 6.1.2.8. Though not mentioned in the Owners scope listed here, the Owner plans to relocate the HVAC condenser unit from the NW corner of the front façade to a less intrusive location on the south side of the building. This is recommended and in keeping with The Standards..
- 6.1.3. Interior: Comments on the interior are outside of the scope of this Evaluation.
- 6.1.3.1. The interior of the house will be remodeled to relocate the kitchen on the main floor. Bedroom and bathroom will be located on the first floor.
- 6.1.3.2. Structural reinforcement to ensure the house is compliant to the seismic and handicap requirement will be done from the inside of the house.
- 6.1.3.3. Original wood floor will be restored and will remain in the house.
- 6.1.4. Roofing:
- 6.1.4.1. Roofing will be replaced with new composite shingle matching current roofing material used.
- 6.1.4.2. To comply with Sonoma County energy requirement, solar panels will be added to the South part of the roof which is not visible from the historic district area. Consider placing required solar panels on new outbuildings or additions instead of the Contributing structure, see: *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* (p.14) or BHD guidelines (p.57) when they can fulfill requirements, particularly those that are being newly constructed and can more easily accommodate the work.
<https://www.nps.gov/crps/tps/sustainability-guidelines/index.htm>
- 6.1.5. Art Studio / Utility shed. The proposed work appears sensitive to The Standards and BHD Guidelines. See comments

6.1.5.1. A new 16' x 22 'structure will be constructed in front of the existing water tank. The new structure will be designed to be like the Mudd & Gold boutique located on Bodega Ave.

6.1.5.2. The new structure will meet the character defining features listed in the BHD Guidelines

6.1.5.3. Alignment and orientation

6.1.5.3.1 New building will be oriented in a similar manner as the former druid hall. The front of the shed will be aligned with the front façade of the former druid's hall.

6.1.5.3.2 Primary entrance of the shed will be facing the street to align with the other historic building on the street

6.1.5.4. Exterior:

6.1.5.4.1 Traditional front gambrel roof house with shed roof over the entry door

6.1.5.4.2 Channel rustic siding like the ones used on the main house. The Standards recommend differentiation of new from historical, original construction. The recommendation is flexible ranging from an entirely different siding compatible with the BHD guidelines, to simply changing the width of the siding boards and/or utilizing a different size/type of trim.

6.1.5.4.3 new double hung, wood frames windows. The BHD guidelines wisely forbid vinyl windows due to the wide framing required and other reasons. Recommend one-over-one double or single hung windows (as proposed). See BHD guidelines. Also suggest consideration of recessing windows into the wall, out of plane with siding in order to obtain shadow lines similar to District structures, which were designed to accept storm windows or screens. Windows constructed of thin-framed sash of fiberglass construction are also acceptable..

6.1.5.4.4 Main entrance will be the same than the one from the main house (historic front door restored) Matching the door is not required or recommended. It should be differentiated from the primary structure (See BHD on Accessory Structures, p.54). It can be similar or may be configured as other residential doors in the District.

6.1.6.3.5 Siding will be painted with the same color (of) the former druid's hall.

6.1.5.5. Roofing: New Composite shingle roof. Same material and color used on the main house. See comments in 6.1.4.2 above.

6.1.6 Detached garage & ADU: The proposed work appears sensitive to The Standards and BHD Guidelines. See comments.

6.1.6.1 A new 25' x 45 'structure will be constructed at the bottom of the property next to the neighbor garage. The new structure design will be like the guesthouse built on 1396 Bodega Ave, Petaluma CA 94952.

6.1.6.2 This typical house designed by Studio 202 meet all building standard required by the BHD Guideline.

6.1.6.3 Alignment and orientation

6.1.6.3.1 New building will be oriented in a similar manner as the structure located on 17024 (B)odega Ln, Bodega CA.

6.1.6.3.2 Main garage door will be facing east to improve the esthetic from the (B)odega Hwy while providing privacy to the owner from the frequent tourist visit(s to) the (Porter School).

6.1.6.3.3 The main entrance o(f) the ADU will be on the south side of the building.

6.1.6.4 Mass and Scale

6.1.6.4.1 The minimize the impact on the historic district, the land will be graded to recess the building from the street view.

6.1.6.4.2 Detached garage will be located lower to make sure the (S)t Theresa church is fully visible from the (B)odega Hwy. Appreciate that the structures height will be partially mitigated by locating it downhill. Impact on the District is acceptable.

6.1.6.4.3 The new building will be a two-story house approved by the BHD guidelines.

6.1.6.5. Exterior:

6.1.6.5.1 Rustic channel siding) like the ones used on the main house. See comments on siding for the outbuilding above.

6.1.6.5.2 New double hung, wood frames windows. See comments on windows for the Art Studio above.

6.1.6.5.3 Siding will be painted with the same color (as) the former Druid's Hall.

6.1.6.5.4 Wood Carriage style garage doors will be installed on the building.

6.1.6.6 Roofing:

6.1.6.6.1 New Composite shingle roof. Same material and color used on the main house. See comments in 6.1.4.2 above

Though not listed in the client's scope, there will be ground disturbing activities associated with the Note 8 on sheet 1 of GRD23-__GUILLOUX D/W & GARAGE GRADING AND DRAINAGE PLANS, should be noted to apply to all ground-disturbing activities on site as well (mound septic system, Art Studio, underground utilities work, etc).

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