MEMO

Date: December 28, 2020
ITEM: Item 1; January 5, 2021 at 3:00 p.m.
From: Irving Huerta, Project Planner
Subject: ADR20-0062 Temelec Carriage House
The G.B. Group Inc. for Temelec Recreation Inc.
220 Temelec Cir, Sonoma, CA 95476
APN: 142-170-018

Project Proposal
The proposed project is to install steel tie rods through grout joints on both the exterior north and east walls using a rotary drill of the Temelec Carriage house. Neoprene pads will be installed to buffer the exterior and interior walls from the tie rods. Racing rods will also be attached to existing joints, with wood blocks on the interior and angling the tie rods, in order to avoid the decorative fascia. The complete project proposal will provide temporary emergency wall stabilization for the Temelec Carriage House until a more permanent retrofitting solution is made. No changes to the existing building footprint are proposed.

Staff’s Recommendation:
• Conduct design review and determine any significant changes to the integrity of the historic resource.
• Provide design direction to applicant.

Analysis:

Historic Background:
The Temelec Carriage House is located at 220 Temelec Circle, Sonoma, CA 95476 (APN: 142-170-018). Constructed in the late 1850’s, the Temelec Carriage House is a listed landmark in the California Landmark #237, listed in Historic American Building Survey (HABS – 1563), listed on the National Register of Historic Resources as a contributing resource to the Temelec property (NRIS 06000312), a designated Sonoma County Historic Landmark (#50, “Temelec Hall,” 1981 and 1998), and is included in the Sonoma League for Historic Preservation’s 1978 “Historic Resource Survey.” The building is found to be of historical significance, therefore is designated as a historical resource due to it being one of the early developments in Sonoma Valley and the distinctive architectural aesthetic.
Alice P. Duffee, Historic Preservation Planner, found no major inconsistencies with the project proposal. The project proposal is found to be consistent with the Secretary of Interior’s Standards and Guidelines for Rehabilitation (SOI). No significant impacts on the carriage house as a historical resource are expected.

Setting:
The project site is 2.2 acres, now located in a mid-twentieth century planned housing development. The location of the carriage house has never moved or relocated. The surrounding setting has changed from an agricultural setting to planned residential community, as the area has developed since the mid twentieth century when the structure was originally built. Outside the surrounding residential development, the agricultural setting of Sonoma Valley is still present.

Surrounding Uses:
The site is surrounded primarily by residential uses. Properties adjacent to the site are zoned as Planned Community (PC), and are located within both the Riparian Corridor (RC) and Valley Oak (VOH) Combing Districts.

Exterior Building Colors and Materials:
The carriage house was constructed and depicts a Classical Revival architectural design. Ashlar block stone is present along the corners of the structure, as well as along doors and windows. Details and designs are present on the stone itself. There is no evidence of apparent changes to the building itself, therefore the building retains its original mid twentieth century architectural aesthetics.

Landscaping:
No new landscaping is proposed with this project.

General Plan and Zoning:
The General Plan designates the site as UR 4.3 (Urban Residential, 4.3 dwelling units per acre). The project site is zoned PC (Planned Community) with a residential density of 4.3 dwelling units per acre and combining districts of HD (Historic District), RC50/25 (Riparian Corridor) and VOH (Valley Oak Habitat). The project proposal complies with the General Plan, including complying with the site’s combining districts.

Utilities & Septic:
The proposed project will not have any impact on utilities and septic, as the project is focused on retrofitting the carriage house in order to provide further wall stabilization.
Attachments

1. ✔ Project Packet - Proposal and Plans

2. ✔ Determination of consistency with “Secretary’s Standards” for redevelopment of the Temelec Carriage House, prepared by Alice P. Duffee, October 6, 2020