



**Painter Preservation**  
HISTORIC PRESERVATION & URBAN DESIGN

May 31, 2023

Ms. Isabel Castellano  
Historic Preservation Specialist  
City of Petaluma Community Development  
11 English Street  
Petaluma, CA 94952

**Re Historic Cultural Resource Report for Petaluma Downtown Overlay Proposal**

Dear Isabel,

I understand that the City would like a Historic Cultural Resource Report that addresses the above proposal, which will be discussed in the city's study session beginning on June 1, 2023. The following is a list of tasks that will be undertaken in the six weeks following June 1st and incorporated into a Historic Cultural Resource Report. The purpose of the report is to inform staff and decision-makers and assist with their review of the Petaluma Downtown Overlay Proposal and its potential impact on historic resources in the Overlay Study Area.

**Scope of Work**

Historic Resources. Describe and map the historic districts and individual historic resources that are located within the Petaluma Downtown Overlay Study Area, as well as the resources that are directly adjacent to the Overlay Study Area boundary. Districts within the Study Area include portions of the Petaluma Historic Commercial District, which is both a National Register and local register historic district in this location, and portions of the "A" Street Historic District, a local historic district. Individually listed National Register and local register historic resources will also be noted and mapped.

Describe the intent and significance of the districts and the ways in which they are governed (the applicable design guidelines will be incorporated by reference). Note the Period of Significance, area(s) of significance, and level of significance for the respective districts. Maps of the existing contributing and non-contributing properties at the time of historic district adoption will be included. These maps will be ground-checked for possible changes to the status of the properties. If the integrity of the districts and/or individual resources has changed, this will be noted. A synopsis of the historic character of the Study Area will be provided, illustrated with photographs.

Additional policies and regulations that are in effect in the Petaluma Downtown Overlay Study Area will be noted, including but not limited to General Plan policies, zoning regulations, and applicable guidelines from the Central Petaluma Specific Plan, as relevant (historic resources within the Specific Plan area can be directly adjacent to the boundary of the Overlay Zone).

Proposed Zoning and Design Changes. Incorporate the treatments proposed in the Petaluma Downtown Overlay Study Area when redevelopment is proposed adjacent to historic resources. These consist primarily of allowances for height and setbacks under certain conditions, and possible amenities and design treatments that allow for greater height. Map through an overlay illustration or similar graphic where these adjacencies to historic resources occur.

**Recommendations.** Summarize advantages and possible disadvantages that may result from the adoption of the Petaluma Downtown Overlay for discussion purposes. Make recommendations as applicable for any modifications of the proposed overlay. Include photos of representative historic buildings.

## **Qualifications**

**Firm Description.** Founded in 2002 in Petaluma, California, Painter Preservation provides a full range of historic preservation services to local, state and federal agencies, building owners and developers, and design professionals. We conduct historic resource surveys and evaluations; provide environmental compliance services, including Section 106 reviews and NEPA and CEQA compliance; nominate buildings to local, state and national registers; conduct design review to ensure consistency with the Secretary of Interior's Standards; prepare mitigation plans, including executing HABS/HAER documentation; develop historic context statements; and prepare Historic Structures Reports for the rehabilitation of historic buildings.

**Evaluator Qualifications.** Diana Painter is a qualified architectural historian whose credentials meet the Secretary of the Interior's Professional Qualification Standards in the area of Architectural History (36 CFR Part 61). Ms. Painter holds a PhD in Architecture and a Master's Degree in Urban Planning and a Certificate in Urban Design. She has over 20 years of professional experience in historic preservation as the Principal Architectural Historian for her firm and as the National Register and Survey Coordinator for the Oregon State Historic Preservation Office. With offices in Santa Rosa, California and Spokane, Washington, she practices historic preservation in the American West, with an emphasis on California, Oregon and Washington states.

Prior to opening her historic preservation consulting firm, Diana Painter practiced Urban Planning and Urban Design for 20 years in California, the Pacific Northwest, and on the east coast. She worked in the private and public sectors, primarily on large scale master planning, redevelopment and revitalization projects, and in transportation planning and public involvement.

Painter Preservation is a Disadvantaged Business Enterprise and State Woman Business Enterprise as certified by the California Department of Transportation. She is listed as an architectural historian on the roster of consultants on file with the University of California at Riverside, the state's official list of historic preservation consultants and architectural historians.

Please do not hesitate to contact me if you have any questions or comments on this Scope of Work.  
Sincerely,



Diana J. Painter, PhD  
Owner/Principal Architectural Historian

Cc     Mike Jolly, EKN  
       Evan Pauletich, EKN