



Painter Preservation
HISTORIC PRESERVATION & URBAN DESIGN

June 7, 2022

Mr. Mike Jolly, SVP Construction
EKN Development Group
220 Newport Center Drive, Suite 11-262
Newport Beach, CA 92660

Re Historic Preservation Compliance Review for the Hotel Weaver

Dear Mike,

Attached please find a revised Compliance Review for the proposed Hotel Weaver that responds to the City of Petaluma's requests for additional information in their Incompleteness Letter of 5-11-2022. The revised Compliance Review responds to the city's specific requests that the "cast iron district" be called out by its appropriate name, referencing the historic districts, and that the response to the Secretary of Interior's Standard #10 be clarified. Additional explanation has been added to the review statements for clarification (pp. 5-8) and minor corrections have been made. Responses to additional items in the Incompleteness Letter have been prepared and will be submitted by the Hotel Weaver project team.

This review responds to the Hotel Petaluma Schematic Design drawings of February 8, 2022; the subsequent analysis of the historic context of the proposed Hotel Weaver prepared by Page/ and presented to city staff on June 2, 2022; and the Rear Massing diagram addressing mechanical screening and stucco finishes that was prepared by Page/ on May 3, 2022. The concept design package, the schematic design drawings, and the historic context analysis for the hotel is augmented by the photographs in this Compliance Review, which presents the same context from a pedestrian and driver's point of view, and provides a narrative description of the surrounding buildings.

Please do not hesitate to call if you have comments or questions.

Sincerely,

Diana J. Painter, PhD
Owner/Principal Architectural Historian

COMPLIANCE REVIEW FOR THE PROPOSED HOTEL WEAVER

PROJECT DESCRIPTION

Building

The proposed Hotel Weaver is a five-story building with a roof-top terrace. It is located at the southwest corner of Petaluma Blvd. South and B Street (addressed as 2 & 10 Petaluma Blvd. South and 313 B Street) on a site that, until 2009, held a gas station. About three-quarters of the project area (all but the parcel directly adjacent to Bank of the West, to the south) is within the Petaluma Downtown Commercial District, a local district, and the Petaluma National Register Commercial District.

The building consists of a one-story, ground-level plinth housing hotel and restaurant uses. This is surmounted by four stories of hotel rooms, executive suites recessed at level 5, and a set recessed rooftop terrace containing a public bar and event space. The main features of the building are as follows. The building is a rectangular volume as viewed from Petaluma Blvd. South and B Street, with an open space extending from the second floor to the terrace as viewed from 4th Street. The building is close to the property lines on the north, south, east, and west facades. At the main public corner at Petaluma Blvd. South and B Street the ground floor level is open with an L-shaped cutaway which allows opportunity for indoor-outdoor dining. The interior of the building is separated from the outdoor eating areas with folded screens, and the outdoor eating area is separated from the public sidewalk with low planters (see "Landscaping"). A small open terrace is located at the corner of Petaluma Blvd. South and B Street at the fifth-floor level. The rest of the building facades are primarily flush, with windows set back from the exterior building cladding.

The building will be clad in flush porcelain panels in "bone," or a similar light color. Alternative cladding may be stucco along the non-street-facing facades. Accent panels, primarily at the corner of Petaluma Blvd. South and B Street and at the fifth-floor balconies, will consist of perforated metal in a complimentary warm tone. Windows and the framing of other openings will be in a dark bronze-colored anodized aluminum. The proportions of the storefront and upper story windows will repeat the patterns of the surrounding traditional storefronts but be proportionate and appropriate for this infill building. The window and door frames, which are recessed from the wall plane of the building, echo the pattern of traditional buildings in which these features may project from the wall plane, providing contrast and visual interest, without imitating the historic buildings. The balconies and open terraces will be finished in pavers in a warm tone. The underside of the balconies and soffits are to be clad in tongue-and-groove wood or a wood-like (non-combustible) material. The overall color palette for the project is shades of pale, warm gray to dark charcoal, and warm tones of bone, tan and pale brown. Fixtures will be in a complementary blue color.

The ground floor consists of five bays on the Petaluma Blvd. South façade and three bays along B Street. The Petaluma Blvd. South bays accommodate the main entry to the hotel at the south end, a secondary entry that is dedicated to the restaurant at the center, and the outdoor eating area at the corner of Petaluma Blvd. South and B Street. The ground floor on the B Street façade consists of glazed walls at the outdoor eating area, with the west end dedicated to the entry to the underground parking garage and other functional uses. Glazed areas on the Petaluma Blvd. South and B Street facades consist of tall, one-over-one-light windows, with the upper light having the appearance of a transom. The windows will be a fritted glass graphic that will provide visual interest at the street. The bulkhead is finished with decorative tiles on the Petaluma Blvd. South side that are locally sourced.

Floors two through four will consist of two-balcony bays on the Petaluma Blvd. South façade, separated by bays of flush windows consisting of tall narrow sash that extends from the floor to the ceiling of interior rooms, with one-over-one lights and a vertical accent panel. An exception is

the corner bay at Petaluma Blvd. South and B Street, which features a two-story wire sign for the hotel. This bay is separated from the main body of the building by a narrow, glazed inset. The B Street façade consists of bays of vertically aligned windows that have the same design as the windows on the east façade, with one-over-over-light sash and a tall, narrow accent panel. An exception is the far right or west bay over the entry to the parking garage, which is recessed slightly from the face of the building and clad in an accent material. Balcony railings are structural glass with metal railings. This is typical of balcony railings throughout the project.

The fifth floor is occupied by executive suites around the perimeter on the Petaluma Blvd. South and B Street sides. It features narrow balconies on these same facades and an open terrace at the public corner, above the ground floor restaurant. The bays are marked by two sliding glass doors each, separated by metal accent panels, similar to the treatment of the balconies on floors two through four.

The top-most floor, which is pulled back from the Petaluma Blvd. South and B Street faces, features outdoor eating areas, has a bar and seating along these same facades with an interior event space at the center of the roof. Behind the event space is a pantry used for food service and events and a back-of-house area. Windows and doors on the enclosed areas consist of full-height glass with dark anodized metal frames, with similar proportions as those on the ground level. Public-facing wall areas are finished in locally sourced decorative tiles. A trellis on the B Street façade is of a similar design as the awning over the main entry to the building on Petaluma Blvd. South. A space at the corner of Petaluma Blvd. South and B Street is reserved for a free-standing sculpture.

Landscaping

The proposed site and landscaping elements for the Hotel Weaver aim to follow the character and design of the building to create a harmonious transition from the surrounding site to the building interior.

Treatments at the ground floor include enhanced pavement and decorative planters at the main building entry along the building façade into the outdoor dining areas at the corner of Petaluma Blvd. South and B Street. The color and finish of the pavers are intended to pull from the design elements of the building, including the lighter warm tones of the buildings' cladding and the diamond shape found on the façade. The planters will be constructed of a darker bronze metal with wood accents to complement the building and to create softness at the ground level. These planters will hold a variety of succulents to provide interest through color, texture, and form. Street trees will be planted along Petaluma Blvd. South (1) and B Street (2) to continue their historic presence with species selection to match existing trees found on both streets.

The second floor features an outdoor amenity area on the rear of the building that can be accessed by fitness center users. This area features synthetic grass surfacing to support outdoor fitness activities, as well as built-in metal planters that provide separation and screening from the adjacent hotel guestroom patios. Similar to the ground floor planters, color and finish will match the darker bronze, complementing the building. Plantings will consist of smaller ornamental trees planted tightly to provide screening, with understory plantings to add interest and additional screening. A separate outdoor deck located on the opposite side of the fitness center and adjacent to administration/back of house space, will consist of a green roof tray system primarily planted with lower groundcover and succulent plantings.

The amenity deck located at the top floor features enhanced pavers and decorative planters, with detailing and design supporting the flexible use of the various outdoor spaces. This area provides lounge areas for both large and small groups, outdoor seating at the bar, and an outdoor events and gaming area. Paving consists of pavers set on a pedestal, with the size, shape and color varied to create distinctive zones, including wood tiles at the event and gaming area. Planters will again be constructed of metal with wood accents. The colors and finishes will also be the darker

bronze complementing the building facade. Plantings will consist of smaller ornamental trees to provide seasonal interest, complemented by understory plantings consisting of succulent mixes at lounge areas and a mix of shrubs and perennials to provide softness as well as buffer/screening to the amenity deck.

REGULATORY CONTEXT

Development at the proposed building site is governed by the *Petaluma Historic Commercial District Design Guidelines* (1999), among other regulations. It is within the Petaluma Downtown Commercial District, a local district, and the National Register Commercial District.¹ As such it is also subject to the Secretary of the Interior's Standards, with a particular emphasis on Standard #9, which reads, "New additions, exterior alterations, or related new construction shall not destroy historical materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Standard #10 also refers to new construction, stating that, "New additions and adjacent or related new construction shall 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." The boundary of the Central Petaluma Specific Plan (2003) is on Petaluma Blvd. South. Directly across the street, to the east, the building height limit is three stories.

URBAN DESIGN CONTEXT

The urban design context in the area immediately surrounding the proposed hotel site differs from that in other portions of the district, in that it is less cohesive, but it is important because it anchors the south end of the districts, which are significant gateways to downtown Petaluma. The spatial qualities of the urban fabric in the vicinity of Petaluma Blvd. South and B Street are more amorphous than that which exists in the heart of the district, due to parking lots and the wide street frontage that occurs when Petaluma Blvd. North curves and heads northwest from its formerly northwest/southeast direction. When Petaluma Blvd. briefly splits into two streets in this location, separated by Center Park, the right-of-way becomes uncharacteristically wide. This open space, which was historically open, is now occupied by Redwood trees.

There is an atypical number of surface parking lots immediately around the proposed building site, including parking in front of The Great Mill, north of the Sanderson Ford Motor Company building, and south of the proposed project. These open spaces contribute to the more amorphous and less cohesive urban design context in this area of the historic district. Bank of the West, south of the project site, assumes a more modern urban development pattern, with parking on the north and west sides of the building.

Further south, the Theater District assumes a more traditional development pattern, with buildings that meet the property lines. These buildings, however, are contemporary and do not display the richness of materials and design that is characteristic of the historic district as a whole. The Theater District is designed in a contemporary pastiche of historical styles.

Views and vistas in this area of downtown Petaluma include views of the hillsides to the east and west, as viewed down B Street (see Figure 4). Note that there is not a view of the river, since the Petaluma River is significantly lower than the banks that hold it. Equally important are views to the north, which focus on Petaluma's cast iron district and specifically, the Masonic building. Views to the south are primarily of Petaluma's new urbanist Theater District, a relatively recent development.

¹ Note that approximately three-quarters of the site is within the Districts.

HISTORIC DESIGN CHARACTER

The buildings in Petaluma's Downtown Commercial District and National Register Commercial District represent most periods in late 19th and early 20th century design and many architectural styles, but the core buildings are from the Victorian era and range in style from the ornate cast-iron-front buildings to relatively simple one-and-two-story commercial buildings. In urban design terms, they generally extend to the lot lines of their urban lots and are therefore partywall structures, located immediately in back of the public sidewalk. Architecturally, both late 19th and early 20th century historic structures generally display the following characteristics. They have simple forms, often reflecting the rectangular lot on which they are situated. Windows and doors are emphasized with architectural detailing. The three-dimensional modulation of traditional historic structures results from the architectural detailing, which projects from the face of the building, and the fact that doors and windows are set back slightly from the face of the building. Further visual interest results from the fact that the materials and detailing look different in different lights and weather conditions. The building forms are often embellished with shaped or articulated parapets and distinctive cornices. Windows above the ground floor assume a regular rhythm and at the ground floor, retail storefronts create pedestrian interest.

COMPLIANCE REVIEW

The following evaluation is based on the Guidelines for New Construction contained in the *Petaluma Historic Commercial District Design Guidelines* (p. 38) and the Secretary of Interior's Standards that apply to new construction, which are standards #9 and #10.

7.0 Guidelines for New Construction

The construction of new buildings on vacant lots in the Downtown is strongly encouraged. The design of a new infill building, particularly its front façade, is a special challenge. The new façade should be designed to look appropriate and compatible in the midst of the surrounding buildings.

There is no definitive answer as to what constitutes good infill design. Good design will vary according to the surrounding setting. Because an infill building is new, it should look new. However, its appearance must always be sensitive to the character of its neighbors without mimicking them.

The Hotel Weaver will look new. Its design contrasts with its immediate neighbors primarily through building height. The buildings immediately surrounding the building do not provide a strong context for the building because of their varied ages, styles, and relatively low scale. The cast iron and masonry buildings that begin a half block north of the proposed project provide a context with which to assess this building. A point of comparison is the three-story Masonic building at the corner of Petaluma Blvd. North and Western Avenue. The Hotel Weaver is two stories taller. However, the floor-to-ceiling ratio of the Masonic building is greater, de-emphasizing this difference. The Masonic building also has large windows, but the ratio of wall area to window area is greater; the Hotel Weaver, in contrast, features more glazing and smaller wall areas. The Masonic building also has more variation and dimension in its architectural details, which is typical of a historic building of its era, in contrast to the modern Hotel Weaver. In general the two buildings share a building form that extends to the back of sidewalk and fill their respective urban lots. The Hotel Weaver gains its architectural interest from its materials, finishes, and their decorative treatments, in contrast to a building like the Masonic Lodge, which gains its architectural interest and meaning from its architectural details. The contrasting expressions befit the respective ages of the buildings while providing an equally rich architectural treatment.

7.1 Proportions of the façade

The average height and width of the surrounding buildings determine a general set of proportions for an infill structure. The infill building should fill the entire space and reflect the characteristic rhythm of facades along the street.

Note that the illustration on p. 38 of the *Guidelines* assumes an infill structure that occurs within a block, so that the surrounding buildings are partywall structures, or directly abut the new building. The Hotel Weaver fills its lot area (with the exception of the outdoor areas noted in the building description) and in this sense is consistent with other buildings (both historic and non-historic) in the immediate area, by respecting the street wall. It is taller than surrounding buildings, which are one-to-three stories in height, but reflects key horizontal demarcations that strengthens the relationships between the existing buildings (both historic and non-historic) and the proposed hotel.

If the site is large, the mass of the façade can be broken into a number of small bays, to maintain a rhythm similar to the surrounding buildings.

The public facades of the Hotel Weaver are broken into vertical bays, as noted above, to maintain a rhythm similar to surrounding buildings (see Project Description).

7.2 Composition

The composition of the infill façade (that is, the organization of its parts) should be similar to that of surrounding facades.

Rhythms that carry throughout the block (such as window spacing) should be incorporated into the new façade.

The size and proportion of window and door openings of an infill building should be similar to those on surrounding facades. The same applies to the ratio of window area to solid wall for the façade as a whole.

As noted above, this infill situation for the Hotel Weaver differs from that illustrated on p. 38 of the *Guidelines*. There is no prevailing pattern in the buildings closest to the project site. The size and proportions of window and door openings in buildings in the surrounding area and the ratio of window area to solid wall for the buildings vary based on their age, their style, and their use. The regular rhythms assumed by each building, including the Hotel Weaver, is appropriate to the age, style and proportions of the building itself. Yet attempts have been made in the design of the Hotel Weaver to relate the overall proportions of the new building to historic buildings in the historic districts through relating horizontal lines such as the heights of the retail storefronts and respecting the proportions of openings, such as the ratio of width to height in the windows.

7.3 Detailing

Infill architecture should reflect some of the detailing of surrounding buildings in window shapes, cornice lines, and brickwork.

The detailing on the Hotel Weaver differs from that seen in the majority of the historic district (see Historic Design Character above). Again, there is no prevailing pattern in the immediate area surrounding the Hotel Weaver. Surrounding buildings are stucco-finished, painted brick, or horizontal wood; there is no typical pattern. The three cast-iron-front and brick masonry buildings to the north, which set the tone for the historic districts in this area, vary in their level of detailing from relatively simple to very ornate. However, the Hotel Weaver reflects the proportions of windows in the district and the proportions of the retail storefronts respect prevailing proportions

of these design features, and the setback lines on the upper level of the Hotel Weaver respects the prevailing cornice lines of the larger historic buildings in the districts.

7.4 Materials

An infill façade should be composed of materials complimentary to the adjacent facades. The new buildings shall not unduly stand out as inappropriate or disconnected from the scheme of the surrounding buildings.

Again, there is no overriding historic character in the area immediately surrounding the Hotel Weaver to blend in with. Surrounding buildings are not historic, for the most part (see Attachment A: The Historic Setting of the Hotel Weaver) and do not reflect the historic materials present in other parts of the districts. Considering the more distinctive historic buildings in the districts, however, the materials of the Hotel Weaver, such as the porcelain panels, reflect their own distinct richness and character. Accents consist of perforated metal panels and decorative tile. Other materials include tongue-and-groove wood, primarily for the undersides of balconies and the ceiling of the outdoor eating area. The prevailing colors will be shades of bone, tan and brown (wood-tone) and bronze, and grays, from pale gray to charcoal.

7.5 Colors

The colors chosen for the face of an infill building shall compliment the colors of the neighboring buildings.

There is no cohesive color scheme in this area of the historic district. There are a wide variety of colors and finishes on surrounding buildings. The neutral tones of the proposed Hotel Weaver will relate to the other more neutral building colors seen in the district (such as the painted tan wood of Rex Hardware and the beige stucco and blond brick on the building across B Street), as well as provide a visual counterpoint to the more vividly colored buildings in the Theatre District. (See above for a description of the proposed colors, as well as the colored renderings for the building.)

7.6 Building setback

The new façade should be flush with its neighbors. If this cannot be achieved, the façade should be located such that it will present a natural break in the rhythm of the buildings along the street.

The Hotel Weaver is built to the property line, with the exception of the partially open ground floor in the northeast corner of the building site, which accommodates an indoor/outdoor eating area. This will improve the urban design character in this area of the district, which is now very amorphous in spatial terms, with several surface parking lots. It will fill in gaps in the street wall on Petaluma Blvd. and B Street and re-establish the tone for this type of urban development at this intersection.

Secretary of the Interior Standard #9

New additions, exterior alterations, or related new construction shall not destroy historical materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The addition of the Hotel Weaver to the historic district will not destroy any existing historic structures. It is differentiated from other buildings in the district. As discussed above, the environment in the immediate setting of the hotel is fairly eclectic. The new building is half a block, however, from the most significant part of the south end of the Petaluma Downtown Commercial District and Petaluma's National Register of Historic Places Commercial District,

which contain its most significant concentration of cast iron front buildings. The building contrasts to a degree with its existing environment in scale, but certain design features, such as providing an indoor/outdoor public area at the intersection of Petaluma Blvd. South and B Street, helps mitigate this effect. In terms of the larger urban design character of the south end of the district, this building will be a visual counterpoint to the Masonic building and buildings of the cast iron district, as well as the Hotel Petaluma a few blocks away. It will provide additional cohesion to the district where it is now lacking, and will set the tone for more traditional urban development in the future.

Secretary of the Interior Standard #10

New additions and adjacent or related new construction shall 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.

It is the intention that this building is permanent. However, it could be removed from the district in the future without a loss of integrity as the site is now a vacant lot and the majority of immediately surrounding buildings are not contributing to the district.

Summary

The historic setting for the Hotel Weaver in the south end of the historic district(s) has seen some loss of integrity in the last ten-to-twenty years. Buildings have been demolished for parking over time, and this has led to a loss of cohesiveness in this area. As a result, there is not a strong context for a new building to respond to. Nonetheless, the proposed Hotel Weaver will provide a solution by a building design that seeks to repair some of this loss by meeting the street edge and providing strong visual interest at the street level with quality materials and detailing and active uses that contribute to the public realm. The design, detailing, and materials of the building will 'wear' well, as they provide the traditional components of a street frontage in natural colors, with visual interest being provided by the materials, colors and textures. The upper floors of the building will continue to contribute to the public environment with building modulation, neutral colors, and quality materials and detailing. The upper terrace will contribute an active public environment that is nonetheless pulled back from the street edges to minimize the height of the building. As an urban design solution, the building will enhance the downtown by providing for continuity at the street edge, providing a strong gateway to the south end of the historic districts, and contributing to the public realm by increasing active uses and pedestrian interest on this site where none exists now.

Attachment A

The Historic Setting of the Hotel Weaver

Approximately three-quarters of the property on which the proposed hotel is located is within Petaluma's Downtown Commercial District, a local historic district, and the National Register Commercial District, a National Register District. It is at the south end of the district, which encompass most of Petaluma's downtown core. The district is approximately four blocks wide and six blocks long. A general overview of the downtown from the *Petaluma Historic Commercial District Design Guidelines* is as follows:

The downtown commercial buildings represent a remarkable architectural tapestry. Characterized by two- and three-story commercial buildings, the downtown area has a rare sampling of commercial architecture representing different styles from the 1870's to the 1950's.

The most striking of these are the outstanding collection of late 19th Century cast iron storefront buildings. The iron fronts of these buildings were cast in elaborate pieces by San Francisco foundries, laid out and numbered at the factory, then shipped up the river to be assembled at the building site by local builders. The pieces were placed over masonry structures to embellish what would otherwise have been fairly conventional facades.²

Architectural historian David Gebhard in his *The Guide to Architecture In San Francisco and Northern California* called the "iron fronts" unmatched in California architecture.³ The ensemble is arguably the most important grouping of historic buildings in the city, which is relevant here because they are close to the project site, signal the beginning of the historic district as one approaches the city from the south, and are an important urban design feature as one travels north on Petaluma Blvd., due to their location on a curve in the Boulevard.

The following describes the context of the Hotel Weaver with respect to designated historic properties and its urban design context in general. The sites that correspond to the numbers below can be found documented in Figure 2. (Note that the project site does not strictly relate to the cardinal directions. For the purposes of this discussion, the site is bounded on the north by B Street and on the east by Petaluma Blvd. South. Rex Hardware is to the west, and Bank of the West is to the south.

1. Sanderson Ford Motor Company (Peet's Coffee)

To the east is the Sanderson Ford Motor Company building (housing Peet's Coffee today) by architect Brainerd Jones.⁴ It has been rehabilitated and in the course of that, many retail storefronts have been punched into the north side façade, and a significant amount of signage added to what was once a solid brick wall. Despite these changes the building is still considered a contributor to the historic district and its front façade is intact and important in the streetscape. Its parking lot on the north side of the building detracts from the district.

² City of Petaluma, *Petaluma Historic Commercial District Design Guidelines* (Petaluma, CA: City of Petaluma, 1999).

³ David Gebhard, *The Guide to Architecture In San Francisco and Northern California*. (Salt Lake City: Gibbs-Smith Publisher, 1985 (1973)) 373.

⁴ Katherine J. Rinehart, *Petaluma, A History in Architecture*. (Charleston, SC: Arcadia Publishing, 2005), 30.

2. Theater District

To the southeast is Petaluma's Theater District. This is a new "New Urbanist" district that imitates various architectural styles in contemporary materials. Southeast of the proposed hotel is a theater that is within the historic district and part of this development, at the corner of Petaluma Blvd. South and C Street. It is a ca 2005 concrete building with Art Deco/Streamline Moderne styling. The majority of the buildings within this development are southeast of the project and outside the historic district. They are typically three stories in height and are designed in various historicist styles.

3. Bank of the West

To the south of the proposed hotel is the 1974 Bank of the West, located at the corner of Petaluma Blvd. South and C Street. It is a wood-frame building with a complex building footprint and multiple roof forms. To the north and west sides of the building are parking areas. It is outside the historic district.

4. Rex Hardware

To the west of the proposed hotel is Rex Hardware. Rex Hardware was a vernacular, wood-frame building with a false-front on B Street. It burned in 2009 and was replaced "in kind" with a contemporary imitation of the historic building, built in contemporary building materials, including pressed wood. The complex, which evolved over time in an organic manner, is now in a modern building. The small gabled building in the southwest corner of the lot is original. This property is no longer contributing to the district, with the exception of the gabled structure southwest of the main building.

5. Carnegie Library

To the southwest of the proposed hotel, at the corner of Fourth and B Streets, is the Petaluma Museum. It is in a Classical Revival Carnegie Library designed in 1916 by Petaluma architect Brainerd Jones. It is set back from its property lines on the Fourth Street and B Street sides, and sited above the street. It is outside the historic district, but is a historic resource.

6. 1 Petaluma Blvd. N.

To the immediate north of the proposed hotel, across from Rex Hardware, is a one-story, contemporary retail building. It has a flat roof with a tall, unadorned parapet wall, a deep canopy over the sidewalk, and a glass curtain wall with aluminum-frame doors and windows on the retail storefronts, which are located on all three facades (it is a partywall structure with the neighboring building to the north). The façade facing the proposed hotel has a row of large, horizontally oriented windows under the canopy above a stucco-finished wall. It is a non-contributor to the district, due to age.

7. Cast iron front buildings

To the north of the above building is a 1903 two-story vernacular commercial building. To its north begins Petaluma's collection of iconic iron front buildings, which establish the tone for this south end of the historic district. These are tall, two-to-three-story masonry buildings with cast iron facades with Victorian detailing, often painted in a colorful manner. They display intricate detailing, with retail storefronts at the ground floor and regularly spaced, one-over-one-light windows above, with decorative cornices and parapets above. The Masonic Building, at the corner of Western and Petaluma Blvd., is the most prominent in this location, due to its height, the clock tower on the building, and its placement. Of the buildings in the south end of the historic building, this one will be seen most prominently in juxtaposition to the proposed hotel (see photos 11 and 12 and Figure 4).

8. Center Park

Also north of the proposed building is what is today known as Center Park. A narrow park, more akin to a median, separates the buildings described above from Petaluma Blvd. Historically this

was a place to park horses and buggies. Today it is planted in Redwood trees. They are slowly dying and the northernmost tree was recently removed. The space is contributing to the district.

9. The Old Post Office

North of The Great Mill is the Old Post Office, another Brainerd Jones structure. This one story, brick masonry building follows the curve in the street at this location and so is an important building in the urban design context for the proposed project. It is constructed of blond brick and has a central shaped parapet and continuous storefronts with multi-light transoms along the street. It is contributing to the district.

10. The Great Mill

Northeast of the proposed hotel is "The Great Mill," the historic G. P. McNear Feed Mill. A portion of the complex was demolished in the mid-1970s and the remainder rehabilitated for commercial space. It is fronted by a parking lot, partially screened by fig trees, on the Boulevard where McNear's offices historically stood. Some alterations to its historic appearance have been made. It is contributing to the district.

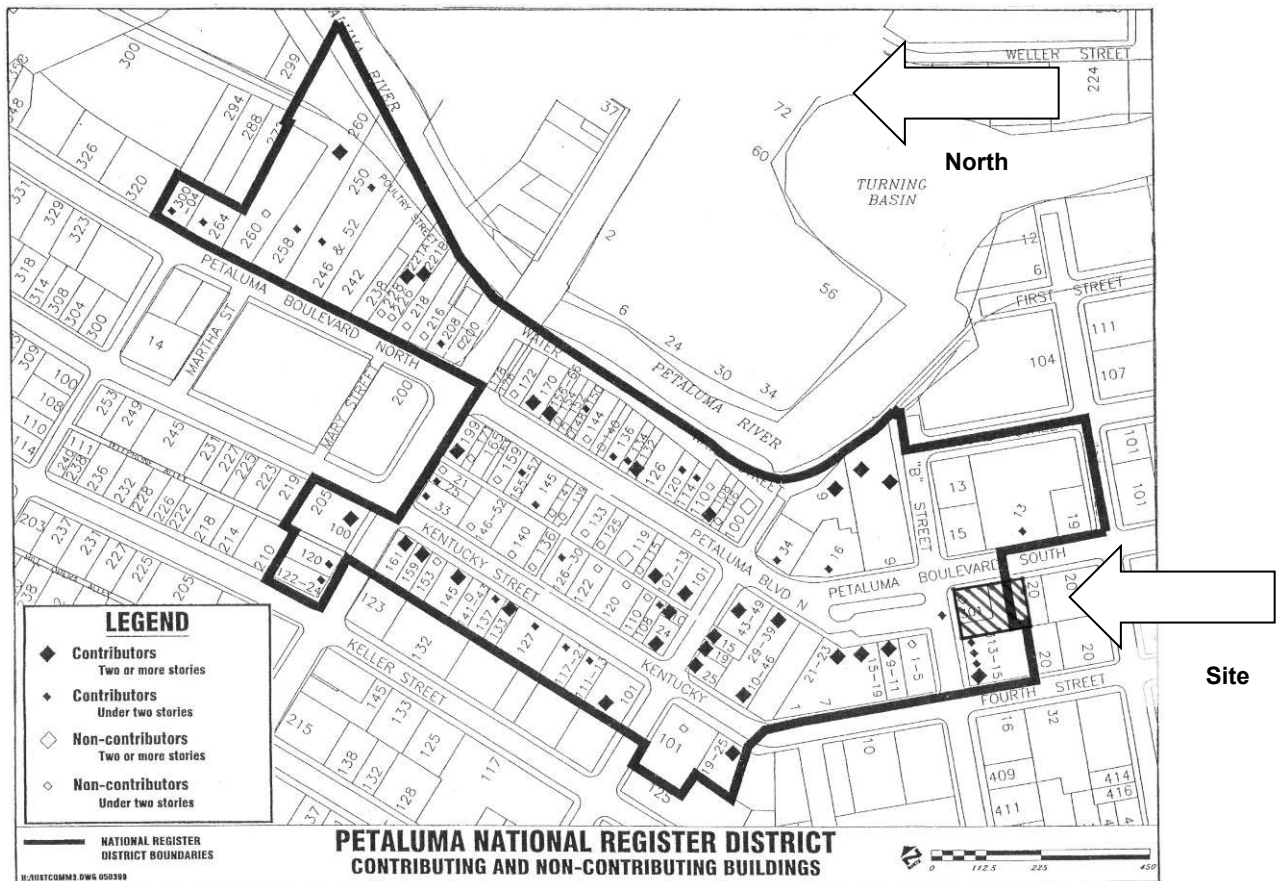


Figure 1: Petaluma National Register District
(Note that contributing/non-contributing notations are out-dated)

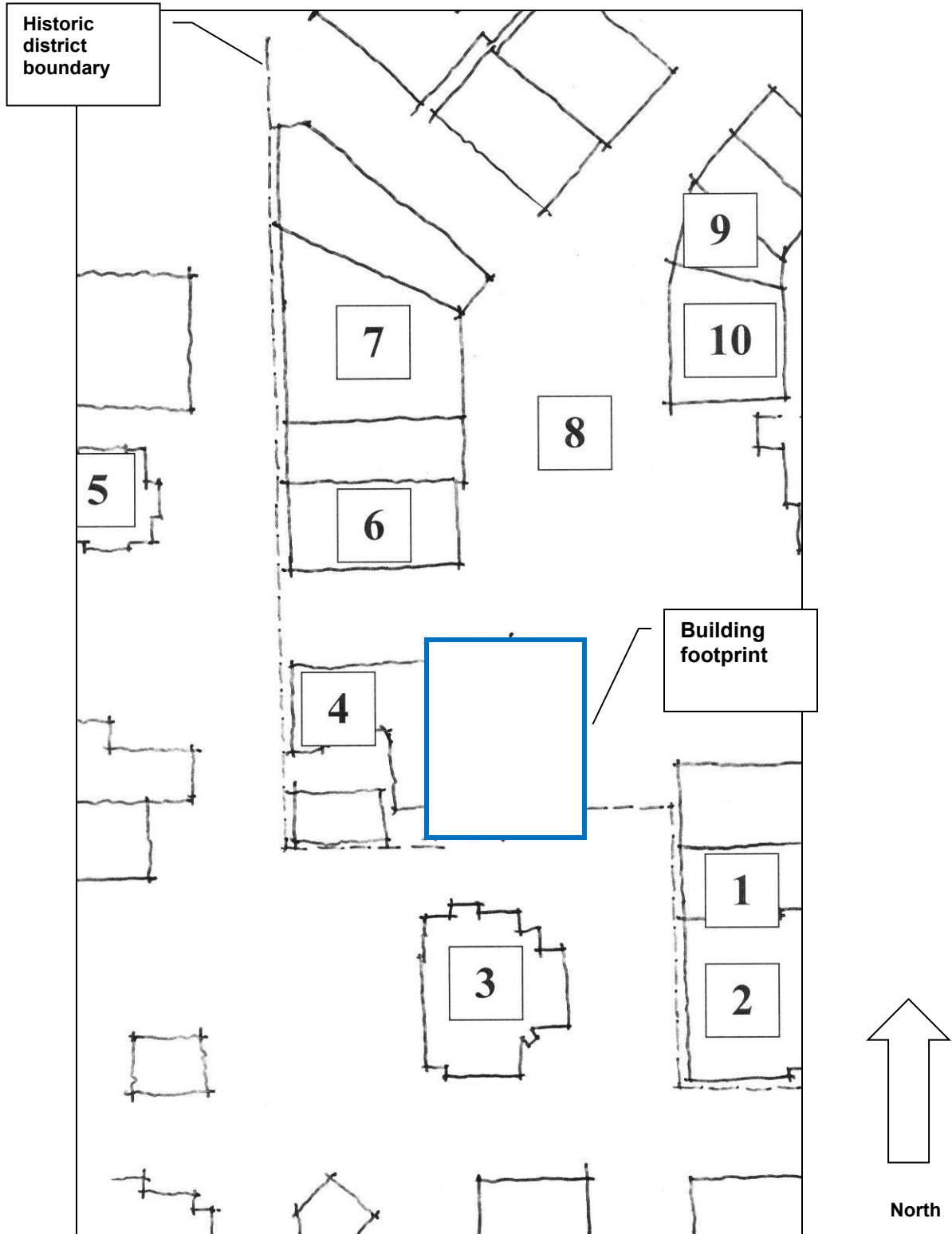


Figure 2: Key to “Historic Setting” discussion

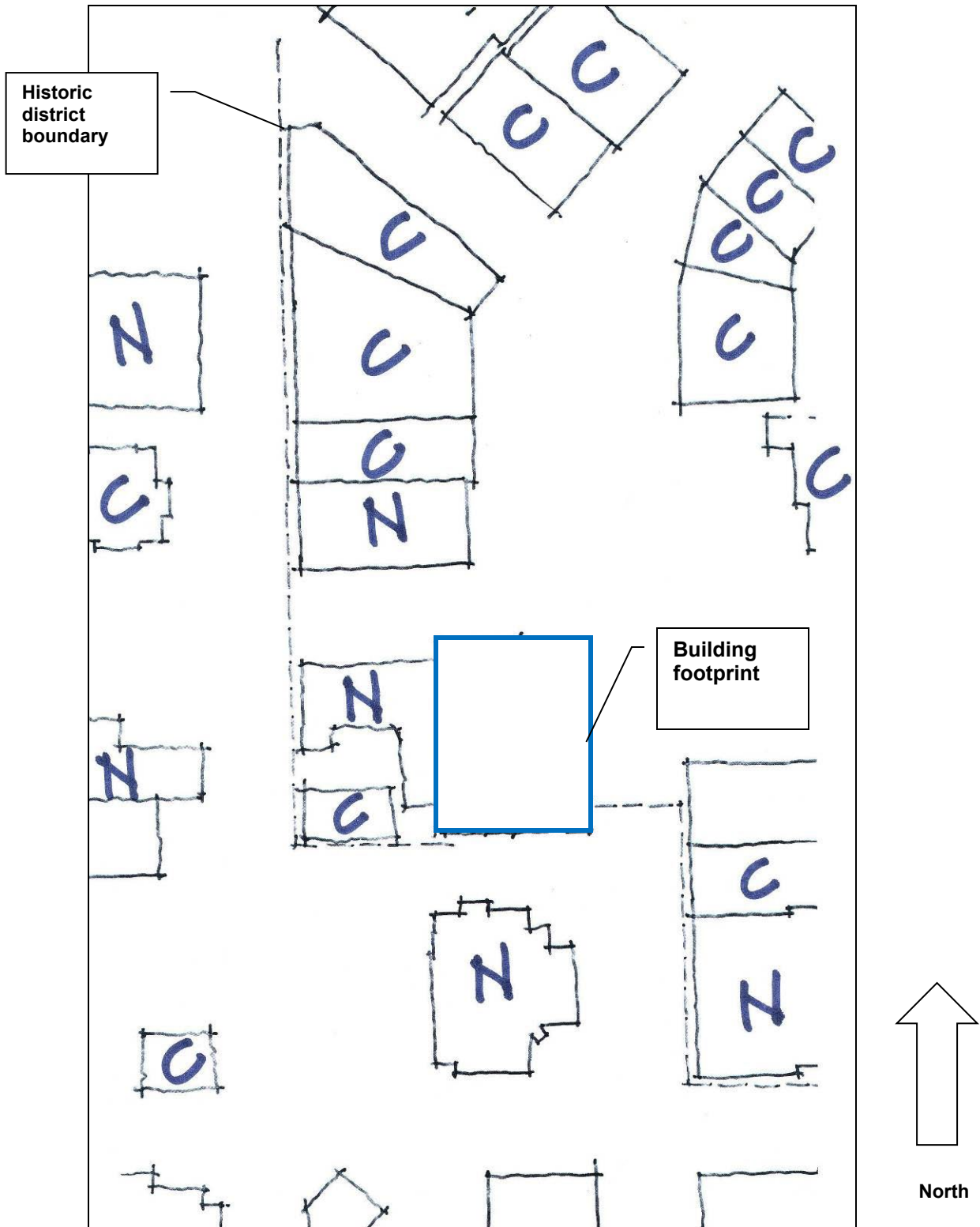


Figure 3: Contributing (C) and Non-contributing (N) buildings in vicinity of project
(Note: Historic buildings within and outside the historic district(s) have been noted)

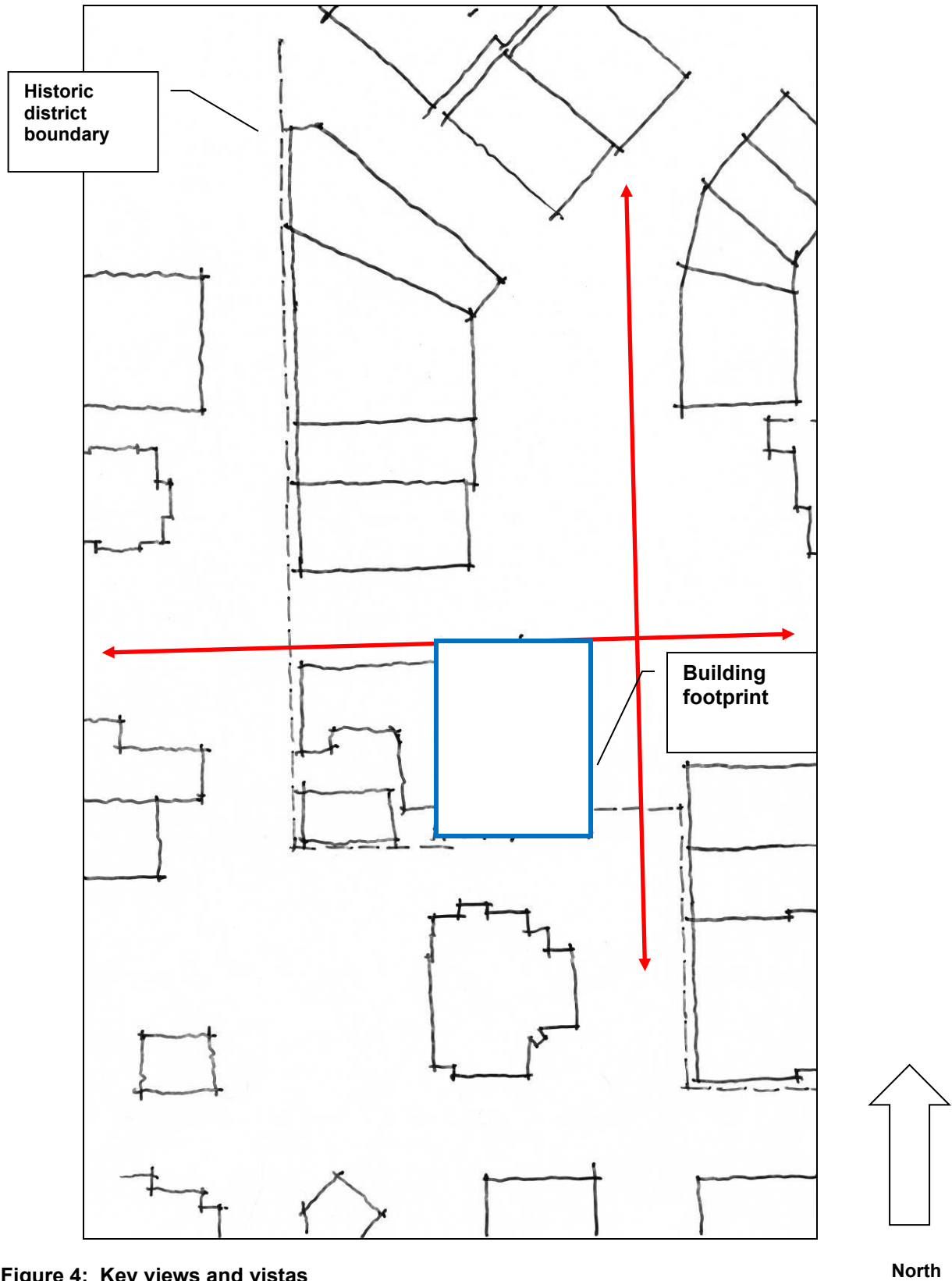


Figure 4: Key views and vistas



1 – Sanderson Ford Motor Company (Peet's Coffee), looking east



2 – Theater District, looking south



3 – Bank of the West, looking east



4 – Rex Hardware, looking southeast



5 – Carnegie Library, looking northwest



6 – 1 Petaluma Blvd. N., looking north



7 – Cast ironfront buildings, looking northwest



8 – Center Park, looking south



9 – The Old Post Office Building, looking north



10 – The Great Mill, looking northeast



11 – Looking north from Bank of the West, Masonic Hall in distance on right, building site at center



12 – Center Park on left, Masonic Building in center, Old Post Office on right