

**RESOLUTION OF THE CITY OF PETALUMA
HISTORIC & CULTURAL PRESERVATION COMMITTEE
APPROVING MAJOR HISTORIC SITE PLAN AND ARCHITECTURAL REVIEW
FOR STOREY RESIDENCE EXPANSION
LOCATED AT 312 LIBERTY STREET
APN: 006-213-014
FILE NO: PLSR-2022-0035**

WHEREAS, on October 4, 2022, architect Carolyn Davis, on behalf of property owner Phyllis Storey, submitted a request for Major Historic Site Plan and Architectural Review (HSPAR) for proposed modifications to an existing two-story residential structure located at 312 Liberty Street (APN 006-213-014) within the Residential 3 (R3) zoning district and within the Oakhill-Brewster Historic District (“Project”); and

WHEREAS, the Project proposes a two-story, 314-square-foot, rear extension to an existing two-story single-family residence that is subject to discretionary review, with the first-floor expansion proposed at ± 51 square feet to accommodate a dining room and provide a new ensuite accessible bathroom to the primary bedroom in the dining room’s former location and the second-floor expansion, directly above, proposed at ± 263 square feet to support a new laundry room, one new bathroom, and one remodeled accessible bathroom; exterior alterations to facilitate the rear extension include: (1) extension of the gable roof and addition of two new shed dormers on the north and south elevations, (2) removal of the existing chimney, (3) removal, relocation, or replacement of existing windows and introduction of new windows, and (4) installation of four new skylights; and a new composition shingle roofing, new windows, and aluminum bevel siding to match the building’s existing materials and style; with no alterations proposed for the principal façade (west elevation), except for the repair and replacement of the existing front porch decking and stairs; and

WHEREAS, the Project, given its location within a designated historic district, is subject to review by the Historic and Cultural Preservation Committee (HCPC) consistent with Section 15.020 of Chapter 15 of the Petaluma Implementing Zoning Ordinance; and

WHEREAS, pursuant to IZO Section 15.070, when evaluating applications, the HCPC shall refer to the California Register of Historic Resources and Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and

WHEREAS, the Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Interior Standards) provides for a more thorough analysis for historical resources than Implementing Zoning Ordinance (IZO) regulations for Site Plan and Architectural Review [Section 24.050(E)], and therefore, a finding of consistency with the Interior Standards has been interpreted also to be a finding of consistency with IZO Section 24.050; and

WHEREAS, the Oakhill-Brewster Historic District Preservation Guidelines and Standards, adopted by the Petaluma City Council in 1990 through Ordinance No. 1796 N.C.S. also provide guidance for new construction to ensure that the characteristics which justify the designation of the District are maintained; and

WHEREAS, with the exception of the historic building, which will be retained, no other historic era features are onsite; and

WHEREAS, required HSPAR review by HCPC at a public hearing was agendized for review on June 13, 2023, and staff completed publication of the hearing public notice in the *Petaluma Argus-Courier* on June 2, 2023; however, following communication of the onsite posting requirement to the property owner/applicant, the property owner/applicant requested to postpone the scheduled public hearing to a later date and therefore, staff did not complete distribution by mail, and onsite signage was not installed at this time; and

WHEREAS, in practice, staff typically coordinate the scheduling of a project's required public hearing with the property owner/applicant, and in these instances, staff did not find any issues with continuing to public review of the required discretionary Major HSPAR application to the next regular public meeting of the HCPC; and

WHEREAS, on June 13, 2023, the Historic and Cultural Preservation Committee approved a Planning staff request to continue the public hearing to a date certain of August 1, 2023; and

WHEREAS, during staff preparation for the continued August 1, 2023, public hearing, the applicant requested a second postponement of the project hearing date, and on August 1, 2023, HCPC approved staff's request to continue the public hearing to a date certain of September 5, 2023; and

WHEREAS, on August 1, 2023, the Historic and Cultural Preservation Committee approved a Planning staff request to continue the public hearing to a date certain of September 5, 2023,

WHEREAS, by continuing the scheduled public hearings to dates certain, public notice published in the *Argus-Courier* on June 2, 2023, would remain in effect, and no additional published notice and costs to the applicant would be required; and

WHEREAS, on or before August 26, 2023, public notice of this item public hearing before the HCPC on September 5, 2023, was mailed to property owners and tenants within 500 feet of the project site in compliance with state and local laws and the applicant installed one sign on-site to inform the public of the upcoming September 5, 2023, public hearing before HCPC pursuant to IZO Section 24.100.B, and public notice of the September 5, 2023, HCPC meeting was posted in compliance with the Brown Act and to solicit initial public comments; and

WHEREAS, on September 5, 2023, the Historic and Cultural Preservation Committee held a duly noticed public hearing to consider the application, at which time all persons interested had the opportunity to be heard; and

WHEREAS, on September 5, 2023, the Historic and Cultural Preservation Committee considered a staff report analyzing the application, including the California Environmental Quality Act ("CEQA") determination included therein.

NOW, THEREFORE, BE IT RESOLVED THAT:

- A. The foregoing recitals are true and correct and incorporated herein by reference.
- B. Based on the staff report, staff presentation, comments received, and the public hearing, the Historic and Cultural Preservation Committee makes the following findings based on substantial evidence in the record:

California Environmental Quality Act

1. The City of Petaluma, acting as the Lead Agency, has conducted environmental review in compliance with CEQA Guidelines Section 15061 (Review for Exemption) for the proposed project. Based on the findings of this review, staff concludes that the project qualifies for a categorical exemption pursuant to Section 15301 (Class 1 – Existing Facilities) for modifications to existing structures, including minor additions and remodels, provided that the project involves negligible or no expansion of existing or former use. As proposed, the project involves a minor addition to an existing single-family residence and will be retained as a single-family residence as a result of the project and, as such, qualifies for the Class 1 categorical exemption. The project is also categorically exempt under Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines, which includes modifications to historic structures that are consistent with the Secretary of the Interior’s Standards for Rehabilitation. The analysis provided finds that, as proposed and conditioned, the project is consistent with the Oakhill-Brewster Historic District Preservation Guidelines and Standards and the Secretary of the Interior Guidelines for Treatment of Historic Properties. As such, the project qualifies for a Class 31 categorical exemption for restoration/rehabilitation of a historical resource in that the project is limited to the repair and rehabilitation of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

If a project qualifies for the use of a categorical exemption, then the lead agency must determine whether the project is subject to any of the exceptions to the use of a categorical exemption, pursuant to CEQA Guidelines Section 15300.2. None of the exceptions to the use of a categorical exemption apply as (a) the project is not located in an area where it may impact an environmental resource of hazardous or critical concern; (b) will not result in cumulative impacts; (c) does not involve an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances; (d) will not result in damage to scenic resources within a highway officially designated as a state scenic highway; (e) is not located on a hazardous waste site pursuant to Section 65962.5 of the Government Code, and (f) will not result in a substantial adverse change in the significance of a historical resource. As none of the exceptions to the exemption apply, the project would not be precluded from the use of the Class 1 and Class 31 categorical exemptions. Therefore, no further environmental analysis is needed.

Petaluma General Plan

2. The Project is consistent with the site’s Medium Density Residential designation in the

General Plan Land Use Map in that the site is developed for single-family housing as is intended by the land use designation.

3. The project is, for the reasons contained in the September 5, 2023, Historic and Cultural Preservation Committee staff report, consistent with the following General Plan policies:

Policy 1-P-3 Preserve the overall scale and character of established residential neighborhoods.

Policy 3-P-1 Protect historic and archaeological resources for the aesthetic, cultural, educational, environmental, economic, and scientific contribution they make to maintaining and enhancing Petaluma's character, identity and quality of life.

Historic Demolition Resolution No. 2017-122

4. The proposed demolition work to be completed at the rear of the dwelling to support the rear expansion includes the removal of the existing ground floor addition and its shed roofs, which are less than 50 percent of the subject property's exterior building walls. Additionally, the project does not alter the maximum height of the building and continues to support its existing rear ridgeline. For these reasons, the project has not been defined as a demolition consistent with Resolution No. 2017-122.

Oakhill-Brewster Historic District Preservation Guidelines and Standards

5. Architectural - Style, Design, Arrangement, Texture, Materials, and Color

- a. **Style.** The Shingle and Eclectic Period Revival architectural styles are 2 of 16 styles appearing in the Historic District. The project extends and applies the dwelling's transitional architectural style of Shingle and Eclectic Period Revival. New roofing material, exterior horizontal siding of aluminum bevel siding, and window types are proposed to match the existing features of the building. The project does not alter the front elevation, apart from the repair of the front porch deck; therefore, the dwelling's original detailing is preserved. As such, the project is consistent with this district guideline.

- b. **Design.** The project involves a two-story, 314-square-foot rear extension to increase the habitable space on the first and second floors and extension of the gable roof with the addition of 2 new shed roofs. The existing one-story rear addition with shed roofs was not original to the building and was added at a later date. They do not contain elaborate architectural details. The building footprint is slightly adjusted for the new two-story expansion; however, it does not alter the building's orientation and general form and does remain consistent with the building's front façade in terms of scale, materials, and design motifs. As such, the project is consistent with this district guideline.

6. Arrangement

- a. **Setback.** No expansion of the front elevation is proposed. The proposed rear addition is within the required setbacks and would not modify or introduce new architectural

- features visible from the public right-of-way that would impact or alter the building's current setbacks or character. As such, the project is consistent with this guideline.
- b. **Side Yards.** The project does not propose expansion of existing front or side elevations. Similar to other properties within the Oakhill-Brewster Historic District and properties facing Liberty Street, this building has a small front yard with driveway access and side yards similar in proportion to those of the immediate neighborhood. The rear addition does not alter the site's existing South side yard. As such, the project is consistent with this district guideline.
 - c. **Height.** The project does not increase the residence's overall height. The building currently contains two prominent gable roof ridgelines and small dormers. The rear expansion extends the ridgeline perpendicular to Liberty Street and does not introduce any increase to the existing height of the building. As such, the project is consistent with this district guideline.
 - d. **Roofline.** Residences within the immediate neighborhood include gable, hip, and shed roof forms across a variety of architectural styles, including the adjacent Craftsman and Queen Ann architectural style. The proposed rear addition extends one of the prominent gable roof ridgelines, the gable roof pitch, and the eave line but does not increase the height of the building. A previous addition included the one-story rear addition with shed roofs. Residences within the immediate neighborhood include gable, hip, and shed roof forms across a variety of architectural styles, including the adjacent Craftsman and Queen Ann architectural style. The dwelling's existing prominent rooflines continue to establish its height, and its secondary rooflines are lower in height and are not visually prominent from the public right-of-way. As such, the project is consistent with this district guideline.
 - e. **Façade.** The proposed project does not alter the appearance or architectural style of the building's front façade. The rear expansion extends one of the building's prominent ridgeline, gable roof, eave line, height, siding, and trim. Each feature continues and coordinates with the building's Shingle and Eclectic Period Revival architectural style. Relocated and new windows align at a continuous horizontal datum line across the North, South, and East facades. New windows are not equally spaced to indicate a consecutive rhythm; however, they are placed in balanced locations reducing solid wall area and providing natural lighting to various living spaces on the ground and second floor. As such, the project is consistent with this district guideline.
7. **Texture and Materials.** The project proposes materials that are consistent with the original transitional style of the Shingle and the Eclectic Period Revival of the residence. Proposed materials include new composition shingle roofing and aluminum bevel siding to match existing materials. No new material types are introduced to the building or its rear expansion. As such, the project is consistent with this district guideline.
 8. **Color.** The building's exterior, including its siding and trims, is currently painted in a light blue color. The project includes the building's rear expansion, front porch deck repair, and its associated architectural features to be painted to match its existing surfaces after

construction. The new composite shingle roofing is to match the existing roofing material and color. The colors and materials for the rear expansion would remain consistent with the existing building and are appropriate for its transitional Shingle and Eclectic Period Revival architectural style. As such, the project is consistent with this district guideline.

9. **Accessory Fixtures.** The architectural drawing set does not include nor indicate additional accessory fixtures to the building which are additional details that may enhance the design and entrances to a residential building. It is recommended that appropriate lighting fixtures are considered for a cohesive lighting scheme since the project includes the alteration of its rear entrance. Draft Resolution COA #15 provides for administrative review of future lighting fixtures consistent with the historic district's design guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Buildings. As such, the project is consistent with this district guideline.

10. Landscape

- a. **Fencing.** No new landscape fencing, walls, and screening are a part of the proposed project, and none are required to construct the proposed modifications successfully. As such, the project is consistent with this district guideline.
- b. **Plantings.** No exterior landscaping or hardscape work, noting plantings nor paving, are included in the project or indicated in the proposed architectural drawings, and none are required by the proposed modifications. Draft Resolution COA #16 provides for administrative review of future minor landscape work if desired by the property owners. As such, the project is consistent with this guideline.
- c. **Paving.** No exterior landscaping, hardscape work, plantings, or paving are included in the project or indicated in the proposed architectural drawings. Draft Resolution COA #16 provides for administrative review of future minor landscape work if desired by the property owners. As such, the project is consistent with this guideline.

11. **Public Access Easement and Dedication on Alleys.** The site does not abut a publicly accessible alley. Therefore, this district guideline is not applicable.

12. **Signs.** The site is located in a residential zone (R3) and is used as a residential building. No signage is proposed. Therefore, this district guideline for signage is not applicable.

Secretary of the Interior's Standards for the Treatment of Historic Properties

13. The Project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation, as follows:

- a. **Standard #1:** The building is located in a residentially zoned neighborhood and was constructed for residential use and has been historically used for residential purposes. The proposed modifications are intended to rehabilitate the building in order to create a more cohesive, efficient, and accommodating residence. No changes are proposed to the use of the building as a single-family residence. As such, the project is consistent

with this standard.

- b. **Standard #2:** The project does not propose the removal of integral historic architectural features related to “Shingle” and “Eclectic Period Revival” architectural styles. The project does not alter or replace original features from the “core” building; however, it does include a rear expansion and front porch decking and stair repair. The proposed work and designs for these alterations do not impact the building’s historic character since the rear extension is compatible in design and materials to the dwelling. As such, the project is consistent with this standard.
- c. **Standard #3:** The project does not create a false sense of historical development and does not add conjectural features or architectural elements from other buildings to the “core” building’s original Shingle and Eclectic Period Revival architectural styles. The proposed scope provides for a two-story rear expansion, front porch deck repair, new windows, and removal of an existing chimney to facilitate and optimize the expansion of a residential building. As such, the project is consistent with this guideline.
- d. **Standard #4:** As noted in the previous historical context section, the dwelling continues to be located in Liberty Street, an area currently designated as the Oakhill-Brewster Historic District. The building has also experienced remodeling with exterior additions and minor alterations. Through the relocation and additions, the building has continued to uphold the building’s original Single and Eclectic Period Revival architectural style. As determined from the survey photographs provided with the application materials and by an on-site visit, the building and its current site have experienced changes since its original construction, and additional historic significance has not been acquired. As such, the project is consistent with this guideline.
- e. **Standard #5:** As previously stated, the project will preserve the building’s Shingle and Eclectic Period Revival architectural features and continue its existing exterior finishes to the rear addition and side rear porch enclosure to include roofing, siding, and trim to match existing. As such, the project is consistent with this standard.
- f. **Standard #6:** The project includes the installation of a new asphalt shingle roof and horizontal siding for the rear expansion, along with the removal of an existing chimney. The chimney cap visible from the exterior is a prefabricated and lightweight metal cylinder and is not original to the dwelling or compatible with the dwelling’s architectural styles. As such, the project is consistent with this guideline.
- g. **Standard #7:** The project description and its architectural drawing set do not indicate the use of chemical or physical treatments to the historic building. Draft Resolution COA #13 requires that chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible to avoid damage to the historic materials.
- h. **Standard #8:** Some excavation is likely to occur as part of the rear addition and rear side porch. However, these areas on the site have already experienced disturbance during the building’s relocation and later additions. Work of undisturbed ground is not a part of this project, and a condition is included as a preventative measure to protect

and preserve significant archeological resources if potentially significant prehistoric or historic archeological resources are encountered during the course of ground-disturbing activities (refer to Draft Resolution COA#14). As such, the project is consistent with this standard.

- i. **Standard #9:** As previously noted in the previous section for evaluation of the historic district's "design" guideline, the proposed project removes the existing one-story rear addition and shed roofs to incorporate a cohesive two-story rear expansion, which organizes its interior spaces on the ground and second floor to maximize its residential use and provide habitable spaces. The rear expansion continues one of the existing prominent ridgelines, is not differentiated in height though maintains a cohesive height and does not introduce new architectural features. Most importantly, the new work is compatible with the building's massing, size, scale, and architectural features and does not impact the building's historic integrity. As such, the project is consistent with this standard.
- j. **Standard #10:** The proposed project removes the existing one-story rear addition and its shed roofs to incorporate a cohesive two-story rear expansion, which organizes its interior spaces on the ground and second floor to maximize its residential use. The rear addition continues one of the prominent ridgelines of the dwelling and can be removed in the future without impairing the core building's essential form and integrity. As such, the project is substantially consistent with this standard.

Implementing Zoning Ordinance

14. The project complies with Residential 3 (R3) discretionary entitlement requirements for development in a historic district in that a required Major HSPAR application for exterior alterations to a historic structure was submitted on October 4, 2022. The proposed project is subject to the objective development standards contained in Table 4.3 of the IZO. The proposed project complies with zoning district-specific development standards, including setbacks, height, and lot coverage, with conditions as described in the draft HSPAR Resolution (Exhibit A).
 15. The project is consistent with Chapter 15 (Preservation of the Cultural and Historic Environment) in that it has been reviewed by the HCPC in accordance with the requirements contained in Section 15.070 of the IZO, and it has been determined that the proposed alterations will not adversely affect the character or the historical, architectural, or aesthetic interest or value of the district.
 16. As required by Section 15.050 of the IZO, the project is also subject to the Site Plan and Architectural Review (SPAR) findings as required by IZO Section 24.050(E). Given the specificity of the Secretary of the Interior's Standards and the Oakhill-Brewster Historic District Preservation Guidelines and Standards, consistency with these standards is also sufficient to make required SPAR findings.
- D. Based on its review of the entire record herein, including the September 5, 2023, Historic and Cultural Preservation Committee staff report, all supporting, referenced, and incorporated documents, and all comments received, the Historic and Cultural Preservation Committee

hereby approves Historic Site Plan and Architectural Review for the Project, subject to the conditions of approval attached hereto as **Exhibit 1**.

EXHIBIT 1

CONDITIONS OF APPROVAL

Storey Residence Expansion

312 Liberty Street

APN: 006-213-014

File No: PLSR-2022-0035

Standard Conditions of Approval

Planning Division

1. The plans submitted for building permit review shall be in substantial conformance with plans on file with the Planning Division, dated August 29, 2023, and received on October 4, 2023, except as may be modified by the following conditions. A determination of substantial conformance shall be made by the Planning Manager in writing during the plan check review process. Nothing shall preclude the Planning Manager from referring a substantial conformance determination to the Historic and Cultural Preservation Committee for review at a publicly noticed meeting.
2. The colors and materials shall be in substantial conformance with those noted on the plan set except as modified by these conditions of approval.
3. Following the HSPAR approval by the Historic and Cultural Preservation Committee, the Project's CEQA Notice of Exemption ("NOE") is filed with the Sonoma County Clerk's Office.
4. Prior to issuing any construction permits, these conditions of approval shall be included with the plan set. A copy of the approved plans shall be maintained on-site when construction activities are occurring.
5. This approval is granted for and contingent upon construction of the project as a whole, in a single phase, with the construction and/or installation of all features approved and required herein. Modifications to the project, including but not limited to a major change in construction phasing, may require an amendment to this condition by the Historic and Cultural Preservation Committee through the Site Plan and Architectural Review provided at IZO Section 24.050.
6. Consistent with IZO Section 24.050(I), this approval is effective for a twelve (12) month period unless the permit has been exercised or unless an extension of time is approved in compliance with IZO Section 24.050(J).
7. Prior to building permit issuance, all development impact fees shall be paid in full prior to final inspection or issuance of a certificate of occupancy. The applicant/developer has 90 days from the date of this approval to protest the imposition of fees pursuant to Government Code Section 66020. A protest of the imposition of fees shall be considered by the City Council at a public hearing within 90 days after its filing, and the decision of the City Council shall be final.

8. The site shall be kept clear at all times of garbage and debris. No outdoor storage shall be permitted other than typical bulk materials, i.e., lumber, appliances, window systems, etc., temporarily stored through the normal course of construction.
9. Construction activities shall comply with performance standards specified in IZO Chapter 21 (Performance Standards), except that the permitted construction hours shall be as follows:
 - a. Monday through Friday: 8 a.m. to 6 p.m.
 - b. Saturday: 9:00 a.m. to 5:00 p.m.
 - c. Prohibited on Sundays and all holidays recognized by the City of Petaluma.
10. Construction activities shall comply with the following measures, and all shall be noted on construction documents:
 - a. Construction Hours/Scheduling: As noted above.
 - b. Construction Equipment Mufflers and Maintenance: All construction equipment powered by internal combustion engines shall be properly muffled and maintained.
 - c. Idling Prohibitions: All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines is prohibited.
 - d. Equipment Location and Shielding: All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from the adjacent homes. Acoustically shield such equipment when it must be located near adjacent residences.
 - e. Quiet Equipment Selection: Select quiet construction equipment, particularly air compressors, whenever possible. Motorized equipment shall be outfitted with proper mufflers in good working order.
 - f. Staging and Equipment Storage: The equipment storage location shall be sited as far as possible from nearby sensitive receptors.
 - g. Generators: No generators shall be utilized during nighttime hours (i.e., sunrise to sunset) to power equipment (e.g., security surveillance) when normal construction activities have ceased for the day. All such equipment should be powered through temporary electrical service lines.
11. Prior to commencing construction activities, a sign shall be posted on the site regarding the allowable hours of construction and contact information for complaints. Proof of sign installation shall be provided to the Planning Manager prior to construction commencing.
12. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul any of the approvals of the project, when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall

promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding and if the City chooses to do so appellant shall reimburse City for attorneys' fees by the City.

Project-Specific Conditions of Approval

Planning Division

13. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible to avoid damage to the historic materials.
14. The project is required to comply with measures to protect and preserve significant archeological resources if potentially significant prehistoric or historic archeological resources are encountered during the course of ground-disturbing activities.
15. The addition of lighting fixtures following the historic district's design guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Buildings is allowed, subject to administrative review and approval.
16. Site modifications in the form of minor landscape improvements are allowed, subject to administrative review and approval.

Building Division

17. The proposed project will require building permit application and construction plan approval in compliance with the current California Building Standards Code in CCR Title 24 as adopted by the City of Petaluma. The Building Division reviews applications and plans in accordance with this code. The applicant will need to demonstrate compliance with the construction documents.
18. Full plan submittal is required as applicable to the project scope. Architectural, civil, structural, mechanical, electrical, and plumbing systems are to be prepared by state-licensed design professionals. See City file preparations standards: Electronic File Preparation Standards - Petaluma (cityofpetaluma.org).

Fire Prevention Bureau

19. Substantial improvements require fire sprinklers to be added.