



DATE: August 1, 2023 AGENDA ITEM NO. 3.

TO: Historic & Cultural Preservation Committee

FROM: Isabel Castellano, Historic Preservation Specialist

REVIEWED BY: Andrew Trippel, AICP, Planning Manager

SUBJECT: Recommendation to the City of Petaluma Historic and Cultural Preservation Committee to conduct a public hearing and consider a recommendation to approve Historic Site Plan and Architectural Review, subject to conditions of approval, of proposed alterations to an existing two-story, single-family residential structure, including a \pm 578-square-foot addition and a new \pm 271-square-foot garage accessory structure, for a property located in the A-Street Historic District at 515 B Street; APN 008-103-003; City Record No. PLSR-2023-0002

RECOMMENDATION

It is recommended that the City of Petaluma Historic and Cultural Preservation Committee conduct a public hearing and consider a recommendation to approve Historic Site Plan and Architectural Review (HSPAR) of proposed alterations, including a \pm 578-square-foot addition to an existing two-story, single-family residential structure and a new \pm 271-square-foot garage accessory structure, to a property subject to Mixed Use 2 (MU2) zoning district and A-Street Historic District and Theater District overlay regulations, located at 515 B Street; APN 008-103-003; City Record No. PLSR-2023-0002.

BACKGROUND

Summary

The project proposes the removal of existing rear additions, rear deck, trellis, and ramp, and includes construction of a new two-story rear extension of \pm 578 square feet, reroofing with composite shingles in charcoal color, a new garage accessory structure of 271 square feet, a new deck of 144 square feet, a new trellis \pm 10 feet in height, and landscape improvements to an existing two-story single-family residence in the A-Street Historic District. The proposed rear extension would expand two stories by \pm 578 square feet and extend the dwelling's main gable roof, at the existing height of \pm 33 feet, to terminate at the rear extent of the dwelling's existing ground-floor dining room. This extension also introduces two new dormers, two new skylights, extends its original period moldings, and proposes to match existing exterior materials of wood horizontal siding, wood double-hung windows, decorative fixed windows with diamond panes, doors, trim, and brackets. Two tall, narrow windows with a skylight are proposed on either side of the dwelling

to provide an architectural separation between the original dwelling and the new rear extension. The new detached garage, if accurate, is proposed to match the primary dwelling's architectural style with a gable roof and horizontal siding. No alterations are proposed for the principal façade (West elevation).

The project proposes interior and exterior modifications; however, the item before the Historic and Cultural Preservation Committee (HCPC) for review is for only the proposed exterior modifications, including rear additions and a new garage. Details of the scope of modifications are further described in the following sections.

Project Review Process

On February 27, 2023, an HSPAR application for alterations to the subject property was received by Planning Division, and on May 25, 2023, the project was deemed complete for Planning review. A completeness letter was issued outlining the next steps, including a neighborhood outreach meeting and review by the HCPC at a public hearing. The neighborhood outreach meeting was held at the subject property on May 11, 2023.

Project Location

The project site is located at 515 B Street, within the Mixed Use 2 (MU2) zoning district, A-Street Historic District, and Theater District overlay. The site faces B Street, across from the Petaluma Women's Club and the former First Church of Christ Scientist Church.

Figure 1: Sanborn Maps, 1933 and 1949.

Source: APD Preservation LLC, Historic Resource Evaluation (HRE) 515 B Street, Petaluma. Jan 2023

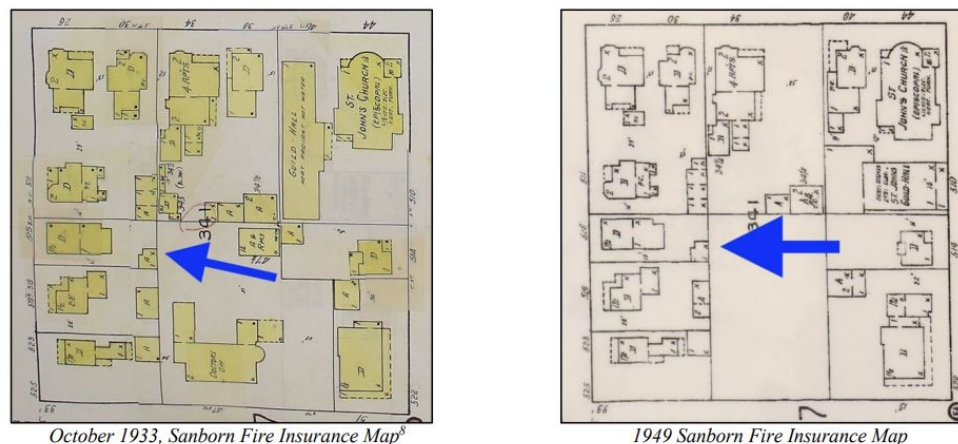


Figure 2: Aerial View, 2023.

Source: Google Maps.



Neighborhood Context

In 1986, the A-Street Historic District was designated and applied as an overlay historic zoning district, predominately supporting residential buildings and spanning over four zoning areas (CF, MU2, R3, and R2). The adopted A-Street Historic District Preservation Guidelines and Standards support the district's character. Architectural styles within the district range from 1860 to 1925 and include prominent and transitional combinations. Styles include Greek Revival, Gothic Revival, Italianate, Stick Style, Queen Anne, Shingle Style, Colonial Revival, Georgian Revival, Neo-Classical Revival, Craftsman, Spanish Colonial Revival, and Period Revival. Most buildings are sided and trimmed with wood and/or wood shingles, and windows are uniformly wood frames, operating as double-hung or as a casement. The subject property is classified as a contributor to the A-Street Historic District.

Historic Context

The *Historic Resource Evaluation (HRE) 515 B Street, Petaluma* (Attachment C), prepared by APD Preservation LLC and dated January 2023, provides an in-depth history of the subject property, including the ownership and construction of a former single-story dwelling since 1870. Sanborn maps record a gradual increase in the dwelling's square footage from 1885 to 1933. It first indicates a rear addition was built by 1906, secondly, a half-story to the main dwelling with an increase in the rear addition by 1910, and thirdly, a more expansive front and rear addition in 1933. The 1933 map also records the upper half story that was applied over the existing front porch. Permit records outlined within the HRE note the completion of foundation repair, work for electrical, mechanical, and fencing, installation of a handicap ramp, and interior alterations up to 1999. Existing conditions surveyed in 2022 observed two additional alterations; the rear ground floor wall was modified after 1986, and an infill to the south side of the dwelling in 1999.

Figure 3: South Façade of 515 B Street, 1977.

Source: APD Preservation LLC, HRE. Jan 2023.



Figure 4: 523 B Street, 1978.

Source: City of Petaluma.



Architectural Style

The building was designed in the Craftsman style (1905-1930), a prominent style of the A-Street Historic District. This style was also referred to as California “bungalow” and was the dominant style for smaller houses built throughout the country from 1905 until the early 1920s with relatively few built after the 1930s. It supports one- or two-story buildings with pitched gable roofs, wide enclosed eave overhang, exposed rafters, decorative non-functional beams or braces, porches usually with tapered square columns, horizontal siding, and single-hung windows. Identifiable

construction materials include “handcrafted” materials such as clinker brick, fieldstone, and coarse stucco.

Archived photographs, courtesy of the Dan Peterson survey¹, record that the structure supported the half-story with a pair of dormers (refer to Figure 3). The Department of Parks and Recreation Primary Record (DPR form) drafted by Alice Duffee, APD Preservation LLC, Historic Preservation Planner, describes the dwelling as a 1.5-story, gable-facing house with a rectangular mass on a slab concrete foundation, a steeply pitched gable roof with block flares at the eaves, modern composition shingles, molded cornices, and boxed eaves (refer to Attachment C, HRE, page 53). The DPR also appropriately notes the asymmetrical dormers on the north and south sides of the dwelling. The north side supports a shed-roof dormer with 3 windows (wood sash, 6-over-1, double-hung, ogee lugs) and is roughly centered on the main block while the south side has a shed-roof dormer with 3 wood-sash, multi-lite-over-one, double-hung windows. The site photographs show the various rear and ground floor additions that have been incorporated into the dwelling and does not reflect the overall character of the dwelling.

¹ Dan Peterson, Historic Architect, Planner, and Consultant completed various historic surveys for the City of Petaluma and the City of Santa Rosa, along with multiple National Register-listed properties. His surveys were funded by the Office of Historic Preservation. Additional information available at: <https://sites.google.com/site/dpetersonaia/>

Figure 5: 515 B Street, Front view.
Site Visit, May 11, 2023.



Figure 6: 515 B Street, South side view.
Source: APD Preservation LLC, HRE. Jan 2023



Figure 7: 515 B Street, Rear view
Site Visit, May 11, 2023.



General Plan

Subarea

The project is located in the West subarea of the General Plan, which is the largest and oldest subarea—includes all of Downtown west of Petaluma Boulevard. This area contains a mix of commercial and residential uses, including the Historic Commercial District, Oakhill-Brewster Historic District, and the “A” Street Historic District. In addition, the Subarea also contains commercial uses, residential neighborhoods, schools, parks, churches, other religious facilities, and open spaces.

Land Use Map

The project site has a General Plan land use designation of Mixed Use, which includes retail, residential, service commercial, and offices. This land use designation encourages development

oriented toward the pedestrian, with parking provided, and allows for a maximum floor area ratio (FAR) for both residential and non-residential uses of 2.5. The project will not change the site's density and does not exceed the maximum FAR.

Zoning

The project site has a zoning designation of Mixed-Use 2 (MU2) with a Historic Overlay for the A-Street Historic District. The MU zone is applied to the Petaluma downtown and adjacent areas that are intended to evolve into the same physical form and character of development as that in the historic downtown area. The Historic Overlay is added to properties within the City's designated historic districts or individual properties designated as local landmarks. The Theater District is applied to a designated boundary in the City where the development of movie theaters is permitted and does not apply to theaters whose principal function is for "live" performances.

Project Description

The project location's gross site area is approximately 3,762 square feet, and it is developed with a primary dwelling of 2,302 square feet, a detached accessory structure (outdoor shed) of 123 square feet, and a raised deck and porch of 294 square feet. A wooden ramp provides access to the raised deck and porch from the rear yard. The dwelling's highest roof peak is approximately 33 feet in height. The scope of the project includes exterior modifications to the rear of the dwelling and a new garage to the rear of the site. No alterations are proposed for the principal façade (West elevation).

The project proposes the removal of existing rear additions, rear deck, trellis, and ramp, and construction of a new two-story, \pm 578-square foot rear extension, reroofing with composite shingles in charcoal color, a new 271 square-foot garage accessory structure, a new 144-square-foot deck, a new trellis approximately 10 feet in height, and landscape improvements. The proposed rear extension would expand the two stories of the dwelling by \pm 578 square feet and extend the dwelling's main gable roof, at the existing height of approximately 33 feet, to terminate at the rear extent of the dwelling's existing ground-floor dining room.

This extension also introduces two new dormers, two new skylights, extends its original exterior period moldings, and proposes to match existing exterior materials of wood horizontal siding, wood double-hung windows, decorative fixed windows with diamond panes, doors, trim, and brackets. Two tall, narrow windows with a skylight are proposed on either side of the dwelling to provide an architectural separation between the original dwelling and the new rear extension. The new detached garage, if accurate, is proposed to match the primary dwelling's architectural style with a gable roof and horizontal siding.

With the proposed structural alterations, the building's interior layout would be reconfigured on its ground and second floor. The ground floor remodel would provide for an open floor kitchen and living room interior, spaces for a pantry, mudroom, and powder restroom on the ground floor, and a raised deck with a trellis. The upper floor remodel would support the reconfiguration of the second bedroom and the addition of a principal bedroom with a bathroom ensuite, a walk-in closet, and a storage room.

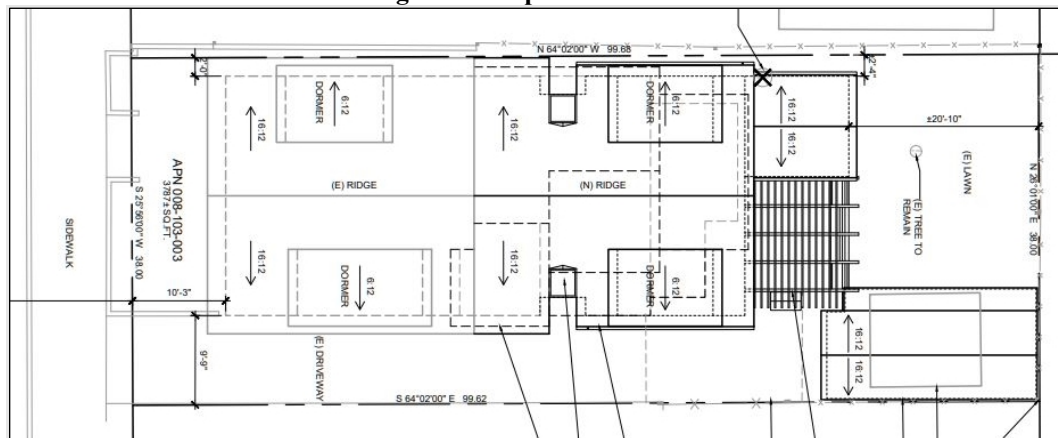
Site Plan

The lot is a typical rectangular corner lot with its narrow dimension fronting B Street. As noted in the historic context, the site has been maintained as a single-family building and has experienced

alterations to transform a single-story to a 1.5-story dwelling with front and rear additions. The building continues to be orientated parallel to the lot, following a West to East orientation. Pedestrian access to the building is provided with a multi-step path and a concrete tile driveway. The site is adequately landscaped in the front and rear yards with small lawn areas, low vegetation, and large trees. Large trees include two street trees in the front of the dwelling and one large tree in the rear yard (species not surveyed), which are to remain.

The proposed site plan illustrates the project's confined scope of work to the rear of the site. For the upper floor, the expansion would extend the dwelling's main gable roof, at the existing height of approximately 33 feet, to terminate at the rear extent of the dwelling's existing ground-floor dining room. The addition of two dormers would reside on the rear addition of the dwelling and support a series of 3 windows. Aside from the new raised deck, no landscaping or hardscape work is included in the project description; however, the architectural drawings indicate a patio abutting the new raised deck and a new garage and illustrate vegetation on the North-East edge of the site. The site's lawn areas would be maintained as existing.

Figure 8: Proposed Site Plan.



Rear Expansion

The proposed rear expansion intends to support interior remodeling, provide continuous spaces on the ground and second floor, and increase its interior areas. Therefore, the former rear additions documented from 1933 along with the South-East dormer would be removed. These later additions are not defining features of the dwelling nor its architectural style. The proposed rear expansion's overall design would support contemporary living in the dwelling that is cohesive with the dwelling's architectural style.

Various existing architectural features and materials are carried out in the rear expansion for continuity. The new roof is proposed to match the existing ridgeline at approximately 33 feet, and not provide for a break in the main ridgeline. The roofing material would be a continuous surface of composite shingles in charcoal color. Two tall, narrow windows with a skylight are proposed on either side of the dwelling to provide an architectural separation between the original dwelling and the new rear extension. These recessed areas supporting the new windows and skylights include a black stained V-groove shiplap material. New siding for the rear expansion is proposed to match the existing dwelling and to be carried on the exterior of the ground and second floor. Existing paint colors of the horizontal siding and trims are proposed to remain as existing.

As illustrated on the South and North elevations, the overall form and massing are extended to the rear of the property, with very little view from the public right-of-way. No new roof lines or heights are introduced in this project. The two new dormers within the South and North elevation provide for a balanced appearance on the exterior of the second floor as it mimics the existing dormers with wood shingles and a series of 3 windows. New windows include 7 on the South elevation, 6 on the North elevation, and 4 on the East elevation.

A pair of French doors are located on the East elevation and configured to swing out towards the new deck and trellis above. A gate of 5 feet in height is placed between the raised deck facing the driveway. The trellis and gate are both attached to the garage. Supporting materials for the project include a rendering and visual sample of the proposed colors and materials (refer to the Colors and Materials Board, Attachment G).

Garage

The project includes the removal of the existing rear shed to allocate space to construct a new garage at the South-East corner of the site and provides enough area for one covered parking space. As mentioned in the previous section, the garage is connected to the trellis and the deck's gate at the North-West corner of the garage. The garage is proposed at a maximum height of approximately 17 feet with a high-pitched gable roof (slope 6/12), a shed roof (slope 5/12), one door and one window facing the rear lawn, and a retractable garage door facing the end of the driveway. Its exterior surfaces with horizontal and shingle siding are proposed to match the primary dwelling. The proposed architectural detailing and incorporation of existing materials to the new garage would maintain consistency with the site's overall architectural style. The garage door is located at the end of the driveway and is visible from the public right-of-way.

Figure 9: Proposed South Elevation



Figure 10: Proposed North Elevation.

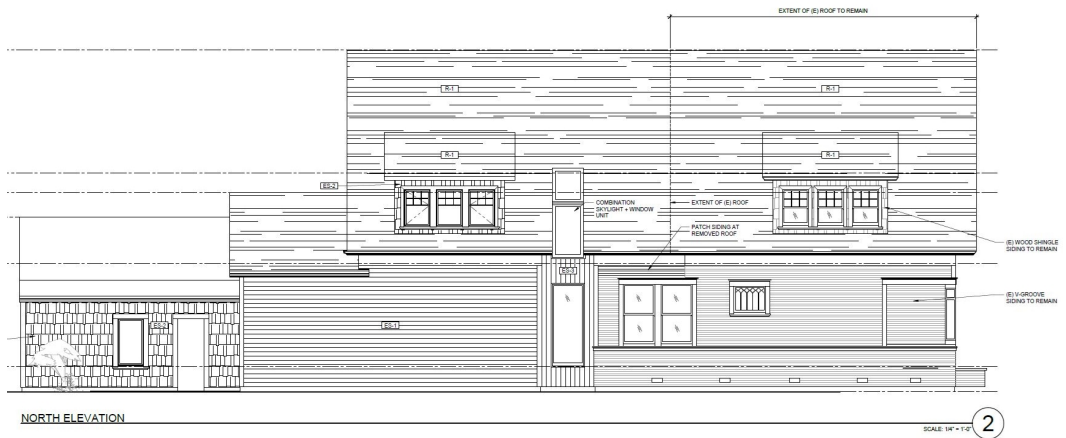


Figure 11: Proposed West Elevation.



Figure 12: Proposed West Elevation.



RECOMMENDATION

Standards of Review

This project is subject to the following standards of review:

- [Petaluma General Plan](#)
- [Historic Demolition Resolution No. 2017-122](#)
- [A-Street Historic District Preservation Guidelines and Standards](#)
- [Secretary of the Interior's Standards for Treatment of Historic Properties](#)
- [Implementing Zoning Ordinance](#)
 - [IZO Chapter 15 \(Preservation of the Cultural and Historic Environment\)](#)
 - [IZO Section 24.050 \(Site Plan and Architectural Review\)](#)

Petaluma General Plan

The following discussion provides an analysis of the proposed project against applicable General Plan policies. Staff analysis is provided in *italics* below.

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

The A-Street Historic District supports an eclectic neighborhood in occupancy and architectural style. The district's unifying factors include the age of the building, nearly all built before 1925, and their consistent architectural significance. The architectural styles within the A-Street Historic District include examples of nearly every popular type between 1860 and 1925, as well as several transitional combinations. The increased lot coverage resulting from the new construction would be consistent with site development patterns throughout the district. The project does not alter or introduce a new setback to the dwelling. The rear expansion proposes continuity of the existing setbacks to the North and South of the property site. The new garage is proposed in the South-East corner of the site. Garages and accessory dwellings located at the rear of a site are typical locations within residential city blocks. The project does not alter the scale or character of the established district and continues to support and remain consistent with the dwelling's original Craftsman style. As such, the project is consistent with this General Plan policy.

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.

The project has been reviewed for consistency with applicable regulations that are intended to protect historic resources within the A-Street Historic District. The project's scope does include rear expansion, removal of former rear additions, and includes a new garage; however, they have been implemented in a way that does not impair the historic resource's character or integrity. As such, the project will protect this historic resource that contributes to the A-Street Historic District's character and identity, consistent with this General Plan policy.

Historic Demolition Resolution No. 2017-122

The City Council approved Resolution No. 2017-122 N.C.S. on August 7, 2017, to ensure an appropriate review of proposed demolition of structures built in 1945 or earlier and to address concern over the incremental loss of historic building stock. The resolution stipulates that removal of 50 percent and more of the exterior building walls of a building or structure constructed in 1945 or earlier constitutes a demolition under the ordinance.

The proposed demolition that would occur to support the rear expansion includes the removal of former rear additions along with the removal of the existing ramp and deck, which is less than 50 percent of the subject property's exterior building walls. Additionally, the project does not alter the height of the building and continues to support its existing maximum height located at the ridge line at approximately 33 feet. For these reasons, the project has not been defined as a demolition consistent with Resolution No. 2017-122.

A-Street Historic District Preservation Guidelines and Standards

The project is subject to the Standards of Review outlined in Section IV of the A-Street Historic District Preservation Guidelines and Standards, including consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties, a discussion of which is provided in detail in the following sections. Staff's analysis of the project's consistency with all other applicable district guidelines is provided below.

A. Architectural

1. Style. No structure listed in the A-Street Historic District Inventory is to be altered from or reconstructed in anything other than its original architectural style.

The building was originally built in the Craftsman style, which is included as one of A-Street Historic District's prominent and authentic architectural styles. As documented by the HRE, site photographs, and DPR form, all development to date has continued the original dwelling's architectural style. The proposed project does not alter the building's architectural style and does not apply a new landscape design to the site. The addition of new windows on the South, North, and East elevations also do not negatively impact or visually detract from the building's original architectural style. New windows located on the side and rear elevations are similar to existing windows with a single-hung function. Efforts are made for the style and material of the windows to match the dwelling's existing windows. As such, the project is consistent with this guideline.

2. Design. All additions, restorations, alterations, or reconstructions are to be consistent with the structure's original design. In the case of structures built after 1930, the design will be evaluated for internal consistency and straightforwardness, as well as for adherence to a particular style theme derived from one of the District's authentic styles. Architectural design features on the sides and rear of a building must remain consistent with the front façade. To maintain original "core" buildings and later additions in their own historic period can be as valid as a full-scale restoration to a building's original design.

As noted in the previous historical context section, the original dwelling has already experienced alterations with historic additions to the rear and front of the dwelling, as recorded in the Sanborn maps, and these additions have upheld the building's original Craftsman style. This project does not alter the front of the dwelling and does not modify the dwelling's prominent exterior materials, including its horizontal and shingle siding, window styles, or paint colors. As such, the project is consistent with this guideline.

3. Arrangement.

a. Setback: No building is to be set further forward on its lot than the average of the immediately adjacent building setbacks.

The project does not alter or introduce a new setback to the dwelling. The rear expansion proposes continuity of the existing setbacks to the North and South of the property site. The new garage is proposed with no setbacks on its North and East elevation with 1-hour rating exterior walls and abuts the South-East corner of the site. Garages and accessory dwellings located at the rear of a site are typical locations within residential city blocks. As such, the project is consistent with this guideline.

b. Side Yards. Attention should be given to maintaining the rhythm of solid mass to open space along the front of a particular block face; i.e. side yards are to be similar in proportion to those of the immediate neighborhood.

The rear expansion of the dwelling does not alter or remove the site's side yards. The North side yard remains intact, and the South side yard continues to be used as a driveway. This driveway would lead toward a new garage at the far South-East corner of the site. The new garage takes up approximately 271 square feet from the back end of the South side yard. The new garage doors would be visible from the public right-of-way (B Street). Within residential areas, including the A-Street Historic District, visibility to a rear garage door is typical. As such, the project is consistent with this guideline.

c. Height. The height of a new structure or addition is to be within 20% of the average height of immediately adjacent buildings.

The project does not introduce a new height to the dwelling. The proposed rear extension would expand the two stories of the dwelling by ± 578 square feet and extend the dwelling's main gable roof, at the existing height of approximately 33 feet, to terminate at the rear extent of the dwelling's existing ground-floor dining room. This guideline is intended for primary dwellings and does not assist with the design and development of rear accessory structures, which would benefit from a

lower height to adjacent primary dwellings. The new garage as an accessory structure is proposed at a height of approximately 17 feet. As such, the project is consistent with this guideline.

d. Roofline. Roofslope, eaveline, etc. are to be evaluated in terms of consistency with the immediate neighborhood.

The proposed roof expansion continues the existing ridgeline height and eave line and supports a consistent roof design. The two new dormers on the North and South elevation are similar in style and design and do not negatively impact the building's original architectural style or character. As such, the project is consistent with this guideline.

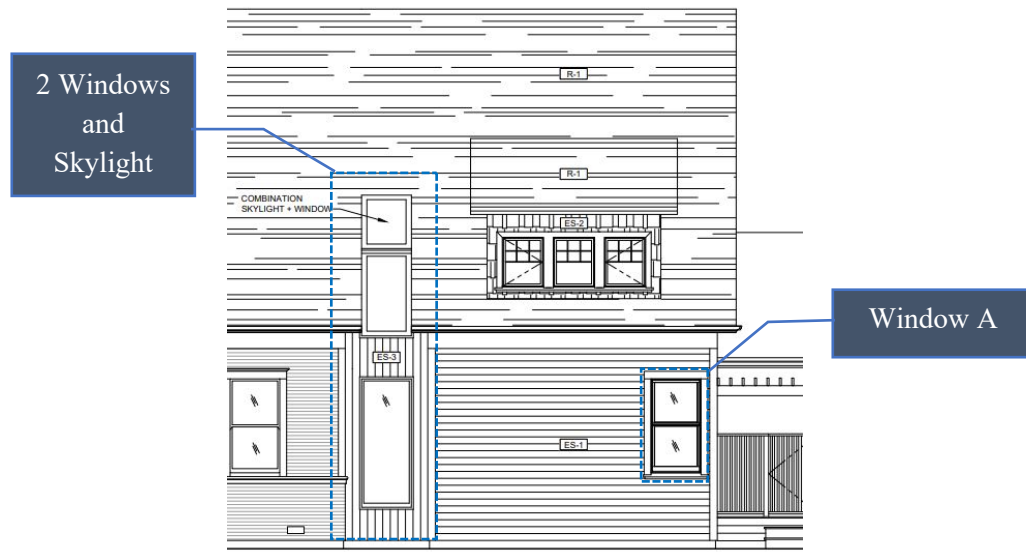
e. Façade. Rhythm of voids to solids in the façade will be kept similar to façade proportions in the immediate neighborhood.

Two tall, narrow windows with a skylight are proposed on either side of the dwelling to provide an architectural separation between the original dwelling and the new rear extension. This architectural strategy reduces the impact of the rear expansion's overall massing on the dwelling within a break in the façade. This window arrangement also provides narrow voids to the solids in the new façade. Two recommendations are provided to develop further the facades on the South and East ground floor:

- 1. The addition of the ground floor window on the South elevation (refer to Figure 13, window identified as Window A) is independent and does not align with the new dormers above. It is recommended this new window is removed from the design or replaced with a pair of narrow windows on both sides of the South living room wall.*
- 2. Additional narrow and tall windows may be allocated on both sides of the French doors leading onto the new raised deck.*

Draft Resolution COA #15 provides for administrative review for the removal or replacement of Window A and for the addition of windows on both sides of the French doors if desired by the property owners. With the proposed design and the recommendations previously noted, the project would be consistent with this guideline.

Figure 13: South Elevation, Rear Expansion Detail.



4. Texture and Materials. Roofing, siding, and trim materials should be as historically accurate as possible. Original materials are to be preserved, restored, or replaced in kind. Where no original materials exist, new materials of historically appropriate texture and proportions are to be used. Architectural details such as cornices, finials, brackets, balustrades, chimneys, fretwork, mouldings, arches, quoins, bargeboards, etc., must be retained, restored, or reproduced as authentically possible. Texture is also a product of the spacing and relationship of voids to solids in such elements as balustrades, exterior stairs, brackets, fretwork, etc.

As indicated by the project narrative and architectural drawings, the rear expansion would continue the dwelling's existing materials, including roofing, siding, and trim. The new dormers on the South and North elevations would also continue the use of the sidings and style of windows of the dwelling. As researched and evaluated in the APD Preservation LLC, HRE, the dwelling has been "restored and well maintained, preserving most of its original materials or replacing them in kind as necessary." Aside from the two tall, narrow windows with a skylight, and the selected area with accent siding of black stained V-groove shiplap, no other contemporary features have been introduced to the site. The continuation and selection of features do not alter or impact the dwelling's original Craftsman style and support appropriate proportion and level of detailing. Supporting materials for the project include a rendering and visual sample of the proposed colors and materials (refer to the Colors and Materials Board, Attachment G). As such, the project is consistent with this guideline.

5. Color. The color scheme should be harmonious with surrounding structures and consistent with the architectural time period of the building.

The proposed color scheme is presented within the project's Colors and Materials Board (refer to Attachment G). The project would continue the dwelling's primary colors in the existing siding, trim, and accent colors. Dwellings designed in the Craftsman style supported painted stucco and siding material, along with exposed natural materials such as stone, brick, and wood. The existing and minimal color scheme is appropriate to the architectural time period of the building in that emphasis was instead placed on the use of

architectural materials, and features in the dwelling that includes gable and hip roofs, elevated porches, dormers, and windows. As such, the project is consistent with this guideline.

B. Accessory Fixtures

Original fixtures such as lighting, hardware, trellises, gazebos, etc., should be retained and restored whenever possible. Replacement of accessory fixtures in appropriate period style is required when restoration is impossible.

The project does not alter original lighting or hardware fixtures. However, the project does remove the existing trellis located at the rear end of the driveway which spans from the raised deck to the South fence. This trellis appears to have been built after the development of the former read additions as it is braced to the raised deck. Removal of this trellis would not significantly impact the character or integrity of the dwelling. The new trellis would be constructed over the new raised deck at the rear of the dwelling. As such, the project is consistent with this guideline.

C. Landscape

Fencing, walls, and screening should be in style, materials, proportions, and colors harmonious with the building architecture and with the immediate neighborhood. Plant types and paving materials should also be harmonious with the building architecture and with the surrounding area.

As part of the outdoor development, a new trellis, a raised deck, and a 5-foot gate are proposed at the East side of the rear expansion. Additional fencing, walls, and screening are not included in the project description. The proposed site plans include the removal of one tree abutting the North property line and preserving the large tree in the rear lawn. A tree permit and survey pursuant to the IZO is required. No landscape or hardscape work is included in the project description; however, the architectural drawings indicate a patio area abutting the new raised deck and new garage. It also illustrates vegetation on the North-East edge of the site. 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.

Secretary of the Interior Standards for the Treatment of Historic Properties

The recommendation for project approval is based on the project's consistency with required findings, including consistency with Secretary of the Interior Standards for the Treatment of Historic Properties, Standards for Rehabilitation. Staff's analysis of the project's applicability to the Secretary of the Interior Standards ("Secretary Standards") is included in *italics* below.

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property was historically developed with a dwelling and continues to be located in its original location with a historic district overlay. No changes are proposed to the use of the building as a single-family dwelling. As such, the project is consistent with this standard.

- 2) The historic character of a property shall be retained and preserved. The removal of historic

materials or alteration of features and spaces that characterize a property shall be avoided.

The project does not propose the removal of integral historic architectural features related to the dwelling's "Craftsman" style. The proposed demolition that would occur to support the rear expansion includes the removal of former rear additions along with the removal of the existing ramp and deck, which is less than 50 percent of the subject property's exterior building walls. These rear additions have four different roofs and ridgelines and do not reflect the dwelling's primary front gable roof (refer to Figure 7). As such, the project is consistent with this standard.

- 3) Each property shall 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 architectural elements from other buildings, shall not be undertaken.

The project does not create a false sense of historical development and does not add conjectural features or architectural elements from other buildings. The proposed scope provides for rear expansion to optimize the use of the structure on the ground and second floor and preserves the dwelling's Craftsman style. As such, the project is consistent with this guideline.

- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

As researched and evaluated in the APD Preservation LLC, HRE, the dwelling has undergone a series of additions to the rear and front of the structure. The Sanborn maps recorded increases in square footage as early as 1906. The work completed to integrate a half-story and a more expansive front are identified as key changes that have acquired historic significance in their own right to be retained and preserved. The dwelling currently exhibits a steep gable supporting the second story (half story) and retains an elaborate front elevation which the scope of this project does not impact nor alter. As such, the project is consistent with this guideline.

- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

As previously stated, the project will preserve the dwelling's Craftsman features and continue existing exterior finishes, including the roofing, siding, and trim to the rear expansion. The new garage's exterior surface is proposed with horizontal and shingle siding to match the primary dwelling. The proposed architectural detailing and incorporation of existing materials to the rear expansion and the new garage would maintain consistency with the site's overall architectural style. As such, the project is consistent with this standard.

- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the 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.

Supporting documents for this project include photographic documentation of existing conditions that do not immediately demonstrate deterioration beyond repair to the original dwelling or the existing rear additions. Removal of the former rear additions does not alter or impact the character of the building and is intended to support interior remodeling, provide continuous spaces on the ground and second floor, and increase its interior areas. Historic architectural features of the dwelling are not removed. As such, the project is consistent with this standard.

- 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.

The project does not propose 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 is taken to avoid damage to the historic materials.

- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

Some excavation is to occur as part of the rear expansion, new deck, and new garage. However, these areas on the site have already experienced disturbance during the dwelling's various 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.

- 9) New additions, exterior alterations, or related new construction shall not destroy historic 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 project proposes the removal of existing rear additions, rear deck, trellis, and ramp and includes a new two-story rear extension of approximately 578 square feet, reroofing with composite shingles in charcoal color, a new garage accessory structure of 271 square feet, a new deck of 144 square feet, a new trellis approximately 10 feet in height, and landscape improvements. The proposed rear extension would expand the two stories of the dwelling by ± 578 square feet and extend the dwelling's main gable roof, at the existing height of approximately 33 feet, to terminate at the rear extent of the dwelling's existing ground-floor dining room.

This extension also introduces two new dormers, two new skylights, extends its original period moldings, and proposes to match existing exterior materials of wood horizontal siding, wood double-hung windows, decorative fixed windows with diamond panes, doors, trim, and brackets. Two tall, narrow windows with a skylight are proposed on either side of the dwelling to provide an architectural separation between the original dwelling and the new rear extension. The new detached garage, if accurate, is proposed to match the

primary dwelling's architectural style with a gable roof and horizontal siding.

The removal of the former rear additions does not negatively impact the integrity of the dwelling. New dormers and windows are designed and placed to reflect the original design and is cohesive with the Craftsman style. Standard #9 calls for new work to be differentiated from the old. This design establishes an architectural separation between the original dwelling and the rear expansion with the placement of two tall, narrow windows with a skylight on either side of the dwelling (refer to Figure 13). The rear expansion also supports a seamless connection with the original dwelling by continuing the existing ridgeline at approximately 33 feet in height. Therefore, continuing the existing ridgeline for the roof expansion strengthens the dwelling's ridgeline while the two narrow windows and skylights support a separation between the old and the new. Having multiple breaks in the ridgeline may detract from the building's original exterior architectural features and may reduce its interior spaces' efficient uses.

Most importantly, the new work is compatible in massing, size, and scale as it maintains the building's existing maximum height at approximately 33 feet and matches existing materials. As such, the project is consistent with this 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.

The project takes into consideration an efficient design to maximize the use and the potential of a continuous two-story residential building. The roof expansion continues the existing ridgeline of the primary dwelling, approximately 33 feet in height, while the new garage design supports a similar gable roof design, approximately 17 feet in height. Both the rear expansion and the new garage can be removed in the future without impairing the building's essential form and integrity. As such, the project is substantially consistent with this standard.

Implementing Zoning Ordinance (IZO)

Chapter 15 - Preservation of the Cultural and Historic Environment

Consistent with Chapter 15 of the IZO, the project requires review and approval by the HCPC as it proposes alterations on a site located within a designated historic district. Furthermore, the HCPC must find that the proposed alterations will not adversely affect the character or the historical, architectural, or aesthetic interest or value of the district.

As stated in detail above, the project has been analyzed and reviewed for consistency with the A-Street Historic Preservation Guidelines and Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties with standards for Rehabilitation. As the project meets these standards, the proposed project will not adversely affect the character, historic, architectural, aesthetic interest, or value of the district, and therefore, approval of the project would be consistent with Chapter 15 of the IZO.

Chapter 24 - Site Plan and Architectural Review

As required by Section 15.050 of the IZO, the project subject to review and approval from the HCPC provided that Historic Site Plan and Architectural Review (HSPAR) findings contained in Section 24.050(E) are made. Given the specificity of the Secretary of the Interior's Standards, consistency with these standards, as outlined above generally encompass the nature of the HSPAR guidelines.

This staff report includes planning staff's analysis for Nelson + Stratford Residence Expansion HSPAR application and findings for review and consideration by the HCPC.

CASE STUDIES

No case studies are provided as part of this staff report.

ENVIRONMENTAL REVIEW

Section 21084 of the Public Resources Code requires the California Environmental Quality Act (CEQA) Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and are therefore exempt from the provisions of CEQA. Pursuant to this requirement, Article 19 of the CEQA Guidelines defines classes of projects which do not have a significant effect on the environment and are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Based on the City's review of the application materials, the project is categorically exempt under Section 15301 (Existing Facilities) of CEQA, which allows modifications to existing structures, including minor additions and remodels. The project is also categorically exempt under Section 15331 (Historical Resource Restoration/Rehabilitation), which includes modifications to historic structures that are consistent with the Secretary of the Interior's Standards for Rehabilitation. Lastly, the project's new garage is categorically exempt under Section 15303(e) (Accessory appurtenant structures), which includes the construction of small structures such as garages.

Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction 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, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. Supporting documentation for the project includes a Secretary of the Interior's Standards Consistency Review report by Alice P. Duffee, APD Preservation LLC, evaluating and determining that the project is consistent with and sympathetic to the historic feel of this house and is consistent with the "Secretary of the Interior's Standards" and constitutes a sensitive rehabilitation of the resource (refer to Attachment D).

During the entirety of the project, including planning review, building permit, and construction, the project will need to continue to demonstrate consistency with the corresponding Historic District and the Secretary of Interior Guidelines in order to qualify for the Class 31 categorical exemption.

PUBLIC OUTREACH

Public Notice of August 1, 2023, HCPC item was posted at Petaluma City Hall in compliance with the Brown Act, and in an effort to solicit public comments, public notice of this item was mailed to property owners and tenants within 500 feet of the project site and published in the Argus-Courier on July 21, 2023.

As of the publishing date of this staff report, no public comment has been received. When public comments are received as an email, they are provided as an attachment to the agenda if received up to two hours in advance of the public hearing meeting, and then provided to the review authority if received within two hours prior to the meeting. All public comments are archived to the project's public record.

CITYWIDE GOALS & PRIORITIES

Based upon the information presented in this staff report, the proposed project compiles with all applicable Citywide goals and priorities, including those contained in the City of Petaluma General Plan 2025 and the Implementing Zoning Ordinance.

FURTHER RECOMMENDATIONS

No further recommendations are provided as part of this staff report.

ATTACHMENTS

- A. Draft HSPAR Resolution
- B. Project Narrative, received February 27, 2023
- C. Historic Resource Evaluation, APD Preservation LLC, January 2023
- D. Secretary of Interior Standards Consistency Letter, APD Preservation LLC, February 17, 2023
- E. APN Map, Parcel Quest
- F. Architectural Set, received February 27, 2023
- G. Color and Materials Board, received February 27, 2023
- H. Site Photographs, received February 27, 2023