
DATE: September 5, 2023

TO: Historic & Cultural Preservation Committee

FROM: Isabel Castellano, Preservation Specialist

SUBJECT: Recommendation to the City of Petaluma Historic and Cultural Preservation Committee to conduct a public hearing and consider a resolution recommending to the Planning Commission approval of a Local Landmark Designation of the barn complex consisting of three existing barn structures located on a ± 47-acre portion of Parcel B of the Scott Ranch subdivision project adjacent to Kelly Creek and D Street, located at 1860 D Street; APN 019-120-041; City Record No. PLLD-2023-0000

RECOMMENDATION

It is recommended that the Historic and Cultural Preservation Committee conduct a public hearing and consider a resolution recommending to the Planning Commission approval of a Local Landmark Designation of the barn complex consisting of three existing barn structures located on a ± 47-acre portion of Parcel B of the Scott Ranch subdivision project, consistent with Condition #10 of the City Council's approval of the Vesting Tentative Subdivision Map for the Scott Ranch Project.

BACKGROUND

Summary

The Scott Ranch project has an extensive history spanning nearly two decades. The City received the project's initial submittal in 2004, followed by a series of public hearings in 2013, 2017, 2018, and 2021 – 2023. A description of each hearing and details is available with the City Council Staff Report, dated February 27, 2023 (Attachment B). The project summary and supporting documents are also available on the City's Planning Project webpage for [Scott Ranch](#).

The actions and entitlements previously approved by the City Council are outlined below:

1. Resolution No. 2023-023 N.C.S. certifying the Environmental Impact Report for the Scott Ranch Project and adopting Findings of Fact, Statement of Overriding Considerations, the Mitigation Monitoring or Reporting Program, and FEIR Errata.
2. Resolution No. 2023-024 N.C.S. approving a General Plan Amendment to modify Policy 2-P-68 and Figure 5-2.
3. Ordinance No. 2839 approving a Zoning Map Amendment to rezone the project site from R1 to PUD.

4. Ordinance No. 2840 approving a Zoning Text Amendment adopting the Scott Ranch Planned Unit Development Guidelines and Unit Development Plan.
5. Resolution No. 2023-025 N.C.S. approving a Vesting Tentative Subdivision Map to create 28 single-family lots, private open space, and park and open space parcels with findings for hillside subdivision.

Within Resolution No. 2023-025 N.C.S., which approved the Vesting Tentative Subdivision Map, Condition of Approval #10 requires the City Council's determination of Local Landmark Designation of the "red barn complex", consistent with General Policy 2-P-68 for the preservation of the uniqueness of the property at the intersection of D Street and Windsor Drive (Scott Ranch).

On May 24, 2023, a Landmark Designation application for the barn complex was received by the Planning Division. The documents provided in this application included the General Application Form, a Cultural Resource Assessment Report dated June 2023, and survey photographs. Planning staff conducted a site visit to record existing conditions of the barn complex on June 15, 2023.

The item is before the Historic and Cultural Preservation Committee (HCPC) for review and recommendation for local landmark designation on the barn complex. Project specifics, including the location, landmark criteria, and conditions of designation, are described in the following sections. Consistent with IZO Section 15.040, HCPC recommends to the Planning Commission on the local landmark designation, which is a zoning amendment that requires Planning Commission recommendation to the City Council and the final decision is ultimately at the discretion of the City Council.

Project Location

The project site is located at 1860 D Street, within the Scott Ranch Planned Unit Development (PUD) zoning district, at the intersection of Windsor Drive and D Street. More specifically, the barn complex is located on Parcel B of the Scott Ranch Subdivision and PUD and is specifically described in the PUD guidelines for use as public open space/park. The barn complex is located in the South-East area of Parcel B, and adjacent to the North side of Kelly Creek (refer to Figures 1, 2, and 3).

As part of the Scott Ranch approvals, Parcel B will initially be owned by Earth Island Institute and will then be transferred to Sonoma County Regional Parks as an extension of Helen Putnam Regional Park. The memorandum of understanding between Earth Island Institute and Sonoma County Regional Parks outlines specific Phase 1 improvements to occur prior to the property transfer and includes language about the future management of the park and preservation of the red barns.

Figure 1: Scott Ranch PUD Location Map.

Source: Scott Ranch Project Documents.

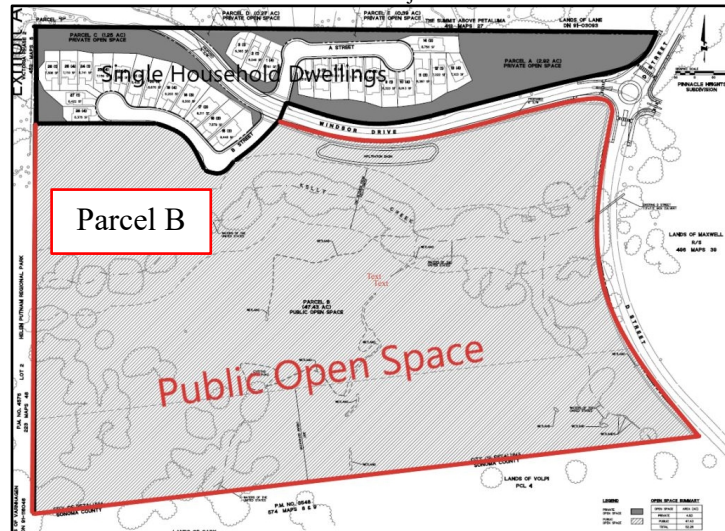


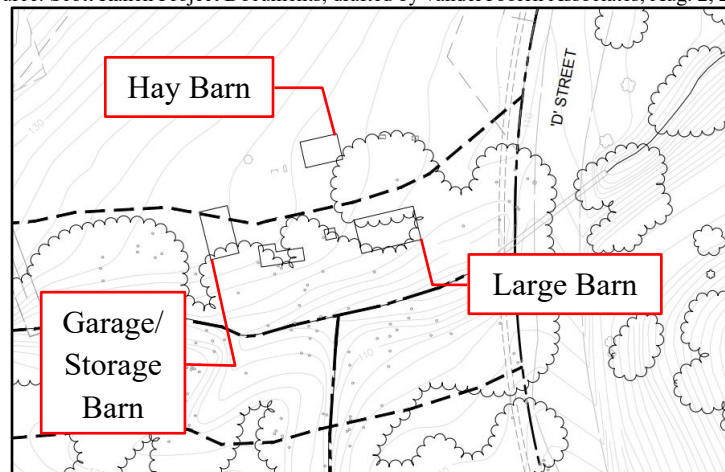
Figure 2: Barn Complex Aerial View.

Source: Bing Maps, 2023



Figure 3: Barn Complex Landscape Plan.

Source: Scott Ranch Project Documents, drafted by vanderToolen Associates, Aug. 2, 2021.



Neighborhood Context

The surrounding neighborhood context includes Planned Unit zoning district (PUD), Mixed-Use 1C (MU1C), and Residential (R) zoning districts of R1, R2, and R5, predominantly of single-family residential and mixed-use buildings. The residential structures range in design from single to second-story structures. The approved Scott Ranch project includes the construction of 28 lots for single-family residential subdivision clustered near Windsor Drive. The barn complex is identified as the “red barns,” illustrating typical designs of agricultural structures in rural landscapes from the 19th to 20th century.

As noted with the Scott Ranch Revised Draft EIR, dated December 2020, Parcel B contains the x acre barn complex site, annual grassland which is used for grazing cattle, a rock outcropping, wetlands, a stock pond, intermittent drainages, and Kelly Creek, which runs from east to west through the parcel. Elevations on the southern parcel range from approximately 100 feet amsl at Kelly Creek to 380 feet amsl at the southwest corner of the site. The barn complex is composed of three barns and an old dairy equipment cleaning shed. The large barn is the oldest structure on the project site and likely dates from the late 19th or early 20th century, as indicated by the cut nails used for its construction. The two other barns and the old dairy equipment cleaning shed likely date to the early 20th century. In addition, the remnants of the farmhouse that belonged to the Scott family were constructed on the project site in the mid-1920s and burned down during the early 1970s.

Historic Context

The following is an excerpt from the Scott Ranch Revised Draft EIR (RDEIR), dated December 2020, describing the historic context of the Scott Ranch site. Chapters of the RDEIR, including [Chapter 4.4 Cultural Resources](#), are available on the City’s Planning Project webpage.

The project area historically comprised rural agricultural and ranching lands. The approximately 60-acre project site (Arnold Scott estate) was originally part of the Rancho Arroyo de San Antonio, more commonly known as the Miranda land grant. Juan Miranda settled on the west side of Petaluma Creek in 1838 and built a home approximately two miles from the City of Petaluma. By 1844, Miranda made an application to the Mexican government for title to the property he had settled in and around the city.¹ Governor Micheltorena ordered that the title be issued in October of that same year, although political unrest kept the official title from being executed. Miranda’s ownership was further complicated when his son-in-law, Antonio Ortega, filed a claim to the land that conflicted with his own. Both claims were presented for adjudication before the land commission established by the American government after the time of statehood. Ultimately, both were rejected. The Miranda claim was disposed of quickly, while the Ortega title was not rejected by the U.S. Supreme Court until 1863.

The property remained contested until as late as March 1866, when the citizens of Petaluma held a mass meeting protesting legislation introduced to the California legislature by Senator George Pearce of Sonoma. Pearce proposed “An Act to Quit Titles in the City of Petaluma,” and citizens believed it was an attempt to unsettle their land claims as well as reinstate the Miranda claim in court. Their response to the legislation was clear, “Resolved, that we do not desire to purchase the so-called Miranda claim, that we are satisfied with our titles, and request that Senator to cease his solicitude on our behalf.” The protest was effective and the legislation

went no further. With the Miranda and Ortega claims settled, the portions of the grant that lay within the boundaries of the incorporated limits of Petaluma were ceded to the city by an Act of Congress on March 1, 1867.

The property that now makes up the Scott estate was part of the land purchased by Carl Johannes Wiese. Wiese received a patent for the 160-acre parcel on January 10, 1868. When Wiese died on April 22, 1876, all of his property was bequeathed to his wife Catherine Assion Wiese. At that time, the estate consisted of the acreage, twenty cows, two horses, and the family dwelling. Catherine Weise transferred the property to Mary and Julius Petersen and by 1900, Mary and Julius became the property's owners although the date of transfer could not be confirmed (Brunzell Historical 2014). Although the exact nature of the Wiese and Petersen families' agricultural or other land uses are unknown, it is likely that their property was used primarily for hay, grain, dairy, or poultry farming, like many of Petaluma's farms during the last half of the nineteenth century. In addition, it has been reported that the large barn still in existence on the property was used as a carriage-making factory while owned by the Wiese or Petersen families. According to historian J.P. Munro-Fraser, Petaluma's principal products in 1870 included hay, grain, fruit, potatoes, hops, butter, cheese, eggs, wine, cattle, poultry, and lumber. No less than eleven blacksmith and wagon making shops were reported to exist in Petaluma in that same year.

It was not until the early twentieth century that the 160-acre parcel was divided. The largest division went to the Scott family. On March 1, 1915, C. Scott was deeded 133.3 acres. The Scott family now owned all of the Petersen property except that lying "east of the center line of the Main County Road, passing through said property, and being the continuation of 'D' Street of and from the City of Petaluma." The Scott family ran dairy and poultry operations on the newly acquired farm but was forced to sell portions of their land in the mid-1930s during the Great Depression, reducing the property to its current 60 acres. After that time, cattle continued to be grazed on the property, but other farming activities ceased. Arnold Scott was deeded the property by his parents and maintained his ownership until he bequeathed the land to the University of the Pacific at the time of his death in 1999.

Barn Complex Site Context

As part of the Scott Ranch project, Parcel B will be transferred to Sonoma County Regional Park (SCRPP) to accommodate the Putnam Park Extension. The Putnam Park Extension component of the project analyzed in the RDEIR involves installation of multi-use trails north and south of Kelly Creek, a new trail parallel to D Street, restoration of the existing barn complex, installation of an outdoor amphitheater, group picnic area, playground, pedestrian bridges across Kelly Creek, two new public parking lots, restrooms, livestock fencing, and infiltration basins and drainage features. Additionally, the Putnam Park Extension portion of the project includes restoration of Kelly Creek, tributaries, and drainage features, as well as enhancements to the stock pond on site, and at least 215 additional trees.

In addition, the Kelly Creek Protection Project (KCPP) is working on the final design to secure permits from state and federal resource agencies for phase 1 park improvements, including enhancements to the stock pond, stabilization and restoration of eroded gullies, and restoration of the riparian corridor along Kelly Creek and its tributaries. Public access elements are being coordinated with SCRPP. KCPP is also evaluating the stabilization of the barn complex, with the

need for roof repairs and structural bracing to maintain the integrity of the barn complex. Features related to the Scott Ranch identified in Parcel B include a large hay barn, hay barn, garage/storage barn, pump house, collapsed farmhouse, well with concrete piers, brick well, reservoir/stock pond and earthen dam, historic-period artifacts, refuse deposit, water holding tank (well), hand-dug well, and footbridge. The barn complex consisting of three barn structures proposed for landmark designation are described in the following section.

Existing Barn Complex Structures

The Landmark Designation application proposes the designation of the barn complex consisting of three existing barn structures on the site. The barn structures include a two-and-a-half-story large barn, a single-story hay barn, and a single-story garage/storage. The following is an excerpt from the Scott Ranch Revised Draft EIR (RDEIR), dated December 2020, describing the three barn structures of the Scott Ranch site. Chapters of the RDEIR, including [Chapter 4.4 Cultural Resources](#), are available on the City's Planning Project webpage.

Large Barn. The large red barn is a 2.5-story building measuring 54 feet by 26 feet. It has a steeply pitched, gabled roof covered with composite asphalt shingles. The barn is covered with channel siding with end boards at the corners. There is a plain frieze around the whole building and projecting eaves. The western gable end has a hay trolley at the apex of the roof. The barn is constructed with cut nails (except for areas that have been repaired) and is set on a concrete pier foundation. The western side, first floor, gable end has one wooden sliding door in the center and one small fixed window with plain molding, a slip sill, a single sash, and six panes located to the right side. On the second floor, an identical window is located in the upper left side. In the center above the sliding door is a plain, square molding, indicative of a boarded-up window. Above the boarded-up window and below the hay trolley is a hayloft door with hinges at the bottom so that the door is lowered down to open. The eastern gable end has two windows positioned on an even plane. They are both tall, have plain molding, lug sills, and two sashes with six panes per sash. The south side has two window frames similar in shape to those on the east side, but they do not have their sashes (i.e., the glass is missing). The northern side of the barn has one ground-level sliding wooden door and is a large, square, hinged wooden double-door with plain molding, similar in size, height, and shape to the empty molding on the west gable side (ASC 2003).

The barn's construction techniques were analyzed to determine when it was constructed. Based on the analysis it was determined that the barn was constructed in the 19th century. Additionally, the barn may be the building shown on the 1877 map. The other two barns (discussed below) were probably constructed in the early twentieth century, either by the Petersens or shortly after the Scotts purchased the property (Brunzell Historical 2014).

Hay Barn. The hay barn is 20 feet by 32 feet. It is a single-story building covered with channel siding, with end boards at the corners, a plain frieze, and a steeply pitched roof with composite asphalt shingles. The building was constructed using wire nails and is on a concrete-pier foundation. The entrance on the south side of the barn is a large wooden sliding door. To the left of the door is a tall window with plain molding and lug sills; it has a double sash and six panes each. A galvanized-metal pipe is attached at an angle as a handrail to enter the barn. On the western gable end is one small window with plain molding, a slip sill, and a single, fixed

sash with six panes. The eastern gable end has one window identical to the one on the west end. The northern side has no doors or windows (ASC 2003).

Garage/Storage Barn. The garage/storage barn is 24 feet by 44 feet. It is a single-story building covered with channel siding with end boards at the corners, a plain frieze, and a steeply pitched roof with composite asphalt shingles. The building was constructed using wire nails and is on a concrete-pier foundation. The northern gable end has no doors or windows, while the southern gable end has one wooden door located on the southwest corner. There are two windows, one is tall with a double sash, plain molding, and a lug sill; the other is similar but slightly smaller. Each sash had six panes. The western side has a large, wooden, double sliding door, and one window to the right of the door with plain molding, double sash, and a slip sill. There were once six panes per sash (several were missing). The eastern side also has a large, wooden, double sliding door directly opposite the other one. To the left of these doors is another set of wooden-paneled sliding doors, and to the left of them is a single, wooden hinged door located in the southeast corner (ASC 2003).

Figure 4: Barn Complex, View facing South-East.

Source: Site Visit, June 15, 2023.



Figure 5: Barn Complex, View facing North-West.

Source: Site Visit, June 15, 2023.



Figure 6: Large Barn and Pump House.

Source: Site Visit, June 15, 2023.



Figure 7: Hay Barn.

Source: Site Visit, June 15, 2023.



Figure 8: Garage/Storage Barn.

Source: Site Visit, June 15, 2023.



Existing Conditions. As previously mentioned, the Scott Ranch project has an extensive history spanning nearly two decades. Two reports Cultural Resources Assessments have been completed as part of the Scott Ranch project, dated May 13, 2003, and June 21, 2023. As general practice when researching and analyzing existing or eligible historic and cultural resources, the reports are confidential due to sensitive information regarding cultural resource information. The information and the attachments provided in this staff report specifically address the barn complex for the purpose of its evaluation as a local landmark.

In addition, Planning staff completed a site visit of the barn complex on June 15, 2023, guided by the applicant. Photographic documentation was collected to note the barn structures' existing conditions. As the barn structures are primarily of wooden construction over concrete piers adjacent to Kelly Creek, various levels of rot, decay, and displacement can be seen around the exterior and perimeter of the barn structures. Various concrete footings are exposed, and horizontal wood panels are missing (refer to Figures 9 and 10). Temporary roofing material was also identified on the three barn structures (refer to Figures 7, 8, and 9).

Figure 9: Detail 1.

Source: Site Visit, June 15, 2023.



Figure 10: Detail 2.

Source: Site Visit, June 15, 2023.



DISCUSSION

Preservation of Historic Barns

In support of preserving historic barns, the U.S. Department of the Interior National Park Service Cultural Resources, recognizes the importance of historic barns and other agricultural structures by encouraging their maintenance and use as agricultural buildings, and by advancing their sensitive rehabilitation for new uses when their historic use is no longer feasible, within the National Bulletin, *Technical Preservation Brief #20 The Preservation of Historic Barns*.¹ The brief recommends the overall evaluation of a historic barn to include an evaluation of its setting, form, materials, openings, interior spaces, structural framework, and decorative features. Noted below are five historic barns located within California (listed by Property Name, City, County) which share one of these similarities with the proposed barn complex landmark.

- Bowerman Barn, Trinity Center, Trinity²
- Dickerman Barn, Pescadero, San Mateo³
- Edgemoor Farm Dairy Barn, Santee, San Diego⁴
- Miller Red Barn, Gilroy, Santa Clara⁵
- Robert Mills Dairy Barn, Half Moon Bay, San Mateo⁶

General Plan

Subarea

The existing barn complex is located in the West Hills subarea of the General Plan. West Hills is primarily defined by Petaluma's Urban Growth Boundary (UGB) to the west and south. Although this area contains more vacant land than any other subarea, much of it is constrained by steep slopes. West Hills' rural quality is emphasized by these tracts of open land, as well as older, narrow roads, wildlife corridors, grasslands naturally dotted with mature oak woodlands, remnant hedge/wind rows, agricultural plantings (e.g. walnut trees), and a wide range of home styles and sizes. About one and a half acres of commercial and office use lie near the intersection of Bodega Avenue and Paula Lane; this mixed-use area will continue to provide convenience retail for surrounding urban and rural residents.

With its grassy slopes, large oaks, natural streams and low housing density, West Hills serves as a transition area from Petaluma's urban densities to the rural residential uses, agricultural activities,

¹ U.S. Department of the Interior National Park Service Cultural Resources. *Technical Preservation Brief #20, The Preservation of Historic Barns*. For additional description and recommendations for historic barns, refer to Available at: <https://www.nps.gov/orgs/1739/upload/preservation-brief-20-barns.pdf>

² National Archives Catalogue. *Bowerman Barn, National Register of Historic Places Inventory Nomination Form*. Available at: <https://catalog.archives.gov/id/123862197>

³ National Archives Catalogue. *Dickerman Barn, National Register of Historic Places Inventory Nomination Form*. Available at: <https://catalog.archives.gov/id/123861504>

⁴ National Archives Catalogue. *Edgemoor Farm Dairy Barn, National Register of Historic Places Inventory Nomination Form*. Available at: <https://catalog.archives.gov/id/123860850>

⁵ National Park Service. *Miller Red Barn, National Register of Historic Places Inventory Nomination Form*. Available at: <https://npgallery.nps.gov/AssetDetail/NRIS/16000665>

⁶ National Archives Catalogue. *Robert Mills Dairy Barn National Register of Historic Places Inventory Nomination Form*. Available at: <https://catalog.archives.gov/id/123861536>

and grazing land beyond the UGB. Goal 2-G-11 of the West Hills subarea calls for the reinforcement of the existing rural character and densities of the hillside neighborhoods.

Land Use Map

The project site has a General Plan land use designation of Very Low Density Residential (R VL), which targets single-family residential development applied primarily to the southern hillsides, with a minimum lot size of half an acre and larger lots required for sloped sites. This land use designation encourages the development of residential 0.6 to 2.0 units per acre. IZO Section 16.070 is applicable to the site's hillside subdivisions with an R VL land use. The landmark designation will not change the site's density and does not exceed the maximum FAR.

Zoning

The project site has a zoning designation of Planned Unit zoning district (PUD). The PUD zone is consistent with the sites underlying very low-density land use designation in the General Plan but provides for clustering of the residential component of the project on small lots north and south of Windsor Drive and proximate to existing residences. The clustering allowed through the PUD zoning provides for greater preservation of open space, biological resource protection, and protection of the existing visual resources on the site. Parcel B is specified for open space and park use in the PUD, including the barn complex.

RECOMMENDATION

Standards of Review

This project is subject to the following standards of review:

- [Petaluma General Plan](#)
- [Implementing Zoning Ordinance](#)
 - [IZO Chapter 15 \(Preservation of the Cultural and Historic Environment\)](#)
 - [IZO Section 15.040 \(Designation of Landmarks and Historic District by Ordinance\)](#)

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.

By designating the barn complex as a local landmark, the existing rural character and picturesque views of the "red barn complex" within the hillsides are preserved. The existing adjacent low housing densities are not impacted with the preservation of the barn complex and the rural character associated within the West Hills subarea is further strengthened. In addition, Parcel B, the future site of the Putnam Park Extension, would

engage the barn complex and hillside with public recreational use. Landmark designations do not limit the future use, necessary stabilization, repairs, or rehabilitation opportunities of the barn complex. However, landmark designation encourages the preservation of historic resources with creative engagement and design opportunities. As such, the project is consistent with this General Plan policy.

Policy 2-P-68

Preserve the uniqueness of the property at the intersection of D Street and Windsor Drive (Scott Ranch) through the incorporation of the following criteria in the future development process:

- Respect the gateway value with a minimum 100' building setback from D Street with no sound walls but allow small accessory structures as part of the public park amenities.
- Maintain a minimum of a 100' building setback from the centerline of Kelly Creek and its tributaries, recognizing that existing barns may remain within the setback.
- Preserve the barn complex, designate the complex historic, and encourage the incorporation of a nature study area. Relocation in the same general area for purposes of stabilization and preservation shall be allowed.
- Preserve and maintain habitat areas and trees.
- Avoid slide areas and minimize grading.
- Provide a minimum 300'-wide Urban Separator.
- Provide a minimum of a 3-acre park site.
- Include the provision of trailhead facilities with restrooms and parking with a connection to Helen Putnam Regional Park.
- Respect City hillside regulations.

The proposed landmark designation complies with Policy 2-P-68 by preserving the barn complex and incorporating a nature study area with the proposed future site development of vegetable gardens, demonstration and working corrals, antique farm equipment with a hand pump, and an amphitheater for outdoor learning activities. The policy provides for protection of the barn complex by allowing for its relocation away from the Kelly Creek top of bank and in the same general area. Therefore, the proposed landmark designation implements Policy 2-P-68 by ensuring the protection and preservation of the barn complex.

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 proposed landmark designation of the existing Barn Complex has been reviewed for consistency with applicable regulations that are intended to protect historic resources within the City of Petaluma. The Barn Complex provides an aesthetic and cultural contribution to preserving Petaluma's character, and identity within the West Hills subarea. As such, the project is consistent with this General Plan policy.

Implementing Zoning Ordinance (IZO)

Chapter 15 - Preservation of the Cultural and Historic Environment

The purpose of Chapter 15 of the IZO is to find that structures, sites and areas of special character of special historic, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that public health, safety, and welfare require prevention of needless destruction and impairment and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites, and areas. Chapter 15 promotes the health, safety, and general welfare of the public through the practice of historic preservation.

As stated in detail within this staff report, the project has been analyzed and reviewed for consistency with IZO Chapter 15, specifically Section 15.040, and standard practices of a historic resource evaluation guided by the Secretary of the Interior Standards for the Treatment of Historic Properties, and the U.S. Department of the Interior National Park Service Cultural Resources. Therefore, approval of the project would be consistent with Chapter 15 of the IZO.

IZO Section 15.040 (Designation of Landmarks and Historic District by Ordinance)

Section 15.040 defines a landmark as one or more individual structures or other features, or integrated groups of structures and features on one or more lots or sites, having a special character or special historical, architectural, or aesthetic interest or value. Each landmark is designated by ordinance, applied with a historic overlay, and includes a description of the characteristics of the landmark or historic district which justify its designation, and a list of any particular features in addition to those features which would be affected by work described in Section 15.050(A1-2) that are to be preserved, and shall specify the location and boundaries of the landmark site or historic district. Once a landmark is designated pursuant to Section 15.040, the landmark would be subject to the control and standards contained in Chapter 15 of the IZO.

The designation of a local landmark is a Zoning Amendment and therefore consistent with IZO Chapter 25 the City Council is the ultimate discretionary body for approval of the legislative action to approve a Zoning Amendment. Both the HCPC and the Planning Commission are recommending bodies in the designation of a local landmark based on their expertise in historic preservation and local land use regulations respectively. As such, the procedure to designate a landmark requires three steps, (1) review and recommendation by the HCPC to the Planning Commission, (2) review and recommendation to City Council by the Planning Commission, and lastly, (3) City Council review and decision.

As part of the initial step in the landmark designation process, the HCPC must find that the proposed landmark designation meets the definition of a landmark as described by Section 15.040. It is also a standard practice to evaluate its significance and integrity prior to landmark designation.

The following analysis summarizes the cultural studies of the Barn Complex related to its existing conditions and recommendations for a formal evaluation of the landmark designation pursuant to IZO Section 15.040. The analysis also includes an evaluation of the significance and assessment of integrity for a local landmark designation.

The Cultural Resources Study, dated May 13, 2003, provided three recommendations for the Barn Complex site. The recommendations included (1) the need for an architectural historian to fully record and evaluate the historic significance of these buildings, (2) if the project is subject to CEQA, the criteria of the California Register of Historic Places (CRHR) should be applied to determine the buildings' significance, and lastly, (3) a federally assisted or permitted project would be subject to Section 106 of the National Historic Preservation Act (NHPA), whose implementing regulations require the application of the National Register of Historic Places (NRHP) eligibility criteria.

As noted within the Cultural Resources Assessment Report (CRAR), dated June 21, 2023, PaleoWest completed a CRAR under contract with Davidon Homes to support the Scott Ranch Project's compliance with CEQA and Section 106 of the NHPA. State and federal regulations require consideration of the potential effect of the project on cultural resources. To evaluate the potential effect of project construction on architectural and historical resources (over 45 years of age) or precontact archaeological resources, PaleoWest completed archival research, a records search at the NWIC, an NAHC SLF search, and archaeological and built environment surveys of the Area of Potential Effect (APE).

Included within the report's conclusion and recommendation regarding the Barn Complex, PaleoWest concurs with the earlier assessment report (WSA 2003) that no historical resources as defined under CEQA were identified during this investigation and recommends that the Project should not result in an adverse impact to historic properties. The ranch may be potentially eligible for local designation; however, the scope of the current assessment did not include evaluation for local landmark eligibility. PaleoWest recommends preservation of the red barn complex in place in compliance with Policy 2-P-68 of the General Plan (City of Petaluma 2023, as amended by the Scott Ranch project).

As previously described in this staff report, within the Resolution approved Vesting Tentative Subdivision Map (Resolution No. 2023- 025 N.C. S.), Condition #10 requires City Council's consideration of local Landmark Designation of the "red barn complex", consistent with General Policy 2-P-68 for the preservation of the uniqueness of the property at the intersection of D Street and Windsor Drive (Scott Ranch). This policy directly calls for preserving the barn complex, designating the complex historic, and encouraging the incorporation of a nature study area. It also allows for the relocation in the same general area for purposes of stabilization and preservation.

In addition, technical briefs produced by the U.S. Department of the Interior National Park Service Cultural Resources, support the preservation and rehabilitation of historic barns. Technical Preservation Brief #20 The Preservation of Historic Barns, is recommended for guidance on maintenance, repair, and rehabilitation. The proposed landmark designation of the Barn Complex within the West Hills subarea preserves its relationship with its cultural setting and agricultural landscape as recommended by the technical brief.

NRHP and CRHR Significance Evaluation – The following is a summary of the Cultural Resource Assessment Report (CRAR), dated June 21, 2023, regarding the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) significance evaluation for Scott Ranch, including the barn complex, as a cultural landscape. Planning staff concurs with the CRAR findings.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

The project site contains a grouping of agricultural-related buildings within Petaluma's rolling hills at the Southern gateway into the city. Although Petaluma has been recognized for its contribution to the poultry industry, a variety of other agricultural products have taken place in the city. The city also includes a Victorian commercial center and Post World War II residential tract home developments. The CRAR found that there is no current evidence to support that the Scott Ranch property was part of the Petaluma poultry industry. However, its collection of intact agricultural buildings and rolling hills presents a rare example of historic-era buildings and landscape in the immediate Petaluma area and has an association with Petaluma's agricultural past. The CRAR found the subject property meets the threshold for historical significance under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: Associated with the lives of persons significant in our past.

Research completed during the Cultural Resources Study, dated May 13, 2003, the Cultural Resources Assessment Report (CRAC), dated June 21, 2023, and the Scott Ranch Revised Draft EIR (RDEIR), dated December 2020, have identified Arnold Scott as the site's longtime resident. However, he does not appear to be important to the history of Petaluma, California, or beyond. The CRAC found that the agricultural property at 1860 D Street Extension is not historically significant under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

As Petaluma was recognized as the center of the U.S. poultry industry between 1860 and 1989, numerous hatcheries and chicken farms surrounded the Victorian downtown. With the decline of the poultry industry, hatcheries and farms were developed into tract housing or light industrial areas. The CRAR found that neither the agricultural buildings nor the former residential buildings are significant examples of vernacular building types or construction methods, as buildings of this appearance and construction method are common regionally. It also identified that there

had been changes to the collection of buildings at the project site, as evidenced by the farmhouse that was destroyed by fire. Because of these changes, the grouping no longer represents a period of local history when the area was more agrarian. The CRAR therefore found that the property does not meet criterion C/3 for architectural distinction.

Criterion D/4: Yielded, or may be likely to yield, information important in prehistory or history.

The CRAR found that the Scott Ranch property is not likely to yield important or new information about design, construction methods, materials, or engineering that could not be ascertained through literature review or from other existing sources. The CRAR therefore concluded that the property at 1860 D. Street Extension is not significant under NRHP Criterion D or CRHR Criterion 4.

Period of Significance – The barn complex period of significance is from the late 19th century to the mid-20th century.

Statement of Significance – The barn complex is significant due to its visual prominence as a notable feature at the City's gateway on D Street, for its setting within rolling hills, and for its association with Petaluma's agricultural past as the barn structures were used for agricultural purposes.

Assessment of Integrity – With the CRAR findings and planning staff concurrence, the barn complex is found to be associated with Petaluma's agrarian past, culture, and setting, meeting Criteria A/1. To determine the integrity of the barn complex, it is further evaluated with an assessment of the seven aspects of integrity, which is the ability of a resource to convey its significance, and includes an assessment of its location, setting, design, materials, workmanship, feeling, and association.

Location: It does not appear that the barn complex has been moved since its construction. The large barn is identified as the foundation building of the ranch. The precise geographical location of the barn complex does not retain a particular significance, and future relocation in the same general area for the purpose of stabilization and future rehabilitation of the barn complex would not negatively impact the barn complex's integrity of location. Therefore, the barn complex retains its integrity of location.

Setting: The barn complex's rural setting has not changed and continues to portray an agricultural landscape of grassy hills in Petaluma's West Hills subarea. Therefore, the barn complex retains its integrity of setting.

Design: The barn complex, comprised of three barn structures, all support the same agricultural design, primarily of wooden construction over concrete piers. Other structures within the project site, including the dilapidated bungalow and manufactured residence, retain other architectural designs. However, for the purpose of the barn complex, it retains its integrity of design.

Materials: The barn complex contains materials of wood, concrete piles, cut and wired nails, minimal ornamentation, and temporary roofing material, typical of late 19th and mid-20th century agricultural structures. Aside from the temporary roofing material, the barn complex retains its integrity of materials.

Workmanship: The workmanship of the overall project site does not feature outstanding details or features. However, the barn complex displays a consistent design and use of materials for a utilitarian set of buildings. The barn complex retains its integrity of workmanship.

Feeling: The barn complex provides a feeling of an agricultural landscape with the collection of three barn structures near the roadside and within a rolling hillside. Therefore, the barn complex retains its integrity of feeling.

Association: The barn complex is associated with the Scott Ranch, formerly a livestock farm on an agricultural site with features such as barns, a dam, a reservoir, and a pond. The barn complex continues to display an agricultural appearance. Therefore, the barn complex retains its integrity of association.

Proposed Conditions of Approval (COA) - To support the barn complex landmark designation and the future Putnam Park Extension, the following proposed conditions of approval are included within the landmark designation.

1. Following the barn complex landmark designation approval by Petaluma City Council, the Project is filed with the Northwest Information Center (NWIC), and the Project's CEQA Notice of Exemption ("NOE") is filed with the Sonoma County Clerk's Office.
2. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible to avoid damage to the historic materials.
3. 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.
4. Demonstrating compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, administrative review is allowed for the three barn structures for:
 - a. Maintenance and repairs.
 - b. Stabilization, including relocation in the same general area.
 - c. Future rehabilitation for the Putnam Park Extension project.
5. The configuration of the barn complex, which establishes a relationship between the three structures, shall be preserved.
6. Discretionary review would be applicable for demolition pursuant to Resolution No. 2017-122 and for demolition of the barn complex's contributing features. The barn complex's contributing features include horizontal wood

siding, gable roofs, wood framed windows, openings of doors and windows, concrete piers, and its configuration of barn structures. The barn complex's interior spaces are non-contributing features.

Public Outreach

On August 25, 2023, public notice of September 5, 2023, HCPC item was published in the Argus-Courier.

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 1,000 feet of the project site.

On or before August 26, 2023, the applicant installed two signs on-site to inform the public of the upcoming September 5, 2023, public hearing before HCPC. Pursuant to IZO Section 24.100.B, the sign was at least 32 square feet in area and placed in a position most visible to the public-facing, one on D Street and one on Windsor Drive.

Public notice of the September 5, 2023, HCPC meeting was posted in compliance with the Brown Act and to solicit initial public comments.

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.

CASE STUDIES

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

ENVIRONMENTAL REVIEW

An Environmental Impact Report for the Scott Ranch project, inclusive of the barn complex and anticipating the local landmark designation, was certified by the City Council on February 27, 2023 (SCH #2004072137). Accordingly, required environmental review for compliance with CEQA for the landmark designation was already completed. Additionally, the proposed landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15308 for Class 8 - Actions by Regulatory Agencies, which includes actions taken by regulatory agencies to assure the protection of the environment, such as landmark designation of a historic resource.

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 RECOMMENDATION

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

ATTACHMENTS

- A. Draft HSPAR Resolution
- B. Scott Ranch Project City Council Staff Report, dated February 27, 2023