
DATE: September 5, 2023

TO: Historic & Cultural Preservation Committee

FROM: Isabel Castellano, Preservation Specialist

REVIEWED BY: Andrew Trippel, AICP, Planning Manager

SUBJECT: Recommendation to the City of Petaluma Historic and Cultural Preservation Committee (HCPC) to conduct a public hearing and consider a resolution approving Historic Site Plan and Architectural Review (HSPAR), subject to conditions of approval, for proposed modifications, including a two-story, ± 314-square-foot expansion and associated exterior changes, to an existing two-story residential structure located in the Oakhill-Brewster Historic District at 312 Liberty Street, APN 006-213-014, City Record No: PLSR-2022-0035

RECOMMENDATION

It is recommended that the City of Petaluma Historic and Cultural Preservation Committee (HCPC) conduct a public hearing and consider a resolution approving Historic Site Plan and Architectural Review (HSPAR), subject to conditions of approval, for proposed modifications, including a two-story, ± 314-square-foot expansion and associated exterior changes, to an existing two-story residential structure located in the Oakhill-Brewster Historic District at 312 Liberty Street, APN 006-213-014, City Record No: PLSR-2022-0035.

BACKGROUND

Summary

The project proposes a two-story, 314-square-foot rear addition to an existing two-story single-family residence located at 312 Liberty Street in the Oakhill-Brewster Historic District, which is subject to HSPAR discretionary review. Existing first-floor square footage would be expanded ± 51 square feet in the rear of the residence to accommodate the relocation of the dining room space, and a new ensuite accessible bathroom for the main level primary bedroom suite would be established within existing square footage through conversion of the existing dining room space. A second-floor extension, within the footprint of existing first-floor square footage plus the proposed extension, proposes to increase second-floor square footage by ± 263 square feet to support a new laundry room, one new bathroom, and one remodeled accessible bathroom. Exterior alterations to facilitate the rear extension include: (1) extension of the gable roof and addition of two new shed dormers on the north and south elevations, (2) removal of the existing chimney, (3) removal, relocation, or replacement of existing windows and introduction of new windows, and (4) installation of four new skylights. A new composition shingle roof and aluminum bevel siding are proposed to match the building's existing materials and style. No alterations are proposed for the principal façade (west elevation) except for the repair and replacement of existing front porch decking and stairs.

The project proposes exterior and interior modifications; however, only the proposed exterior modifications, including repair and replacement of existing front porch decking and stairs, are before the Historic and Cultural Preservation Committee (HCPC) for review. Details of the scope of modifications are further described in the following sections.

Project Review Process

On October 4, 2022, an HSPAR application for alterations to the subject property was received by the Planning Division, and on November 21, 2022, the application was deemed complete for Planning review. A completeness letter was provided outlining the next steps, including a neighborhood outreach meeting and HCPC hearing for public review. The neighborhood outreach meeting was held as a virtual Zoom meeting on January 31, 2023, with the property owners, the architect, and one attendee present during the meeting.

Project Location

The project site is located at 312 Liberty Street, within the Residential 3 (R3) zoning district and within the Oakhill-Brewster Historic District overlay. The site faces Liberty Street, and it is part of a city block bounded by Liberty, Prospect, Keller, and Oak Street. The city block supports single and multi-family dwellings and the Phillip Sweed School apartment building.

Neighborhood Context

The project site is located within the central area of the Oakhill-Brewster Historic District. The district is characterized by residences featuring a variety of historic architectural styles from the 1850s to the 1980's. The narrowness of most of the streets, and the short length of most blocks, give an intimate neighborhood feeling to the entire district. Lots are generally fairly small, and this consistency of use and size has resulted in compatibility of building scale throughout the 140-year history of the neighborhood. The historic district is predominately comprised of residential structures ranging from elaborate mansions to more modest homes, as well as two school sites and professional offices, which are located on the periphery of the district boundaries. The locally designated district and its guidelines were adopted by the City Council in 1990 through Ordinance No. 1796 N.C.S. The subject property is classified as a contributor to the establishment of the Oakhill-Brewster Historic District.

Historic Context

The subject property was built around 1865, as recorded through anecdotal information from former neighbor, Mary Figueira, now deceased. Sanborn Fire Insurance maps first recorded the property's primary dwelling in 1885 (Figure 1). City GIS recorded the dwelling's construction circa 1890. Maps from 1888 to 1910 demonstrated modifications to the front and rear of the dwelling. The records indicate there was a reduction in the floor plan from 1885 to 1888 and the front steps were integrated by 1906 (Figure 3). A detached accessory structure with a hipped pyramid roof was also located on the South East of the property.

Figure 1: Sanborn Map, 1885.

Source: Library of Congress, Geography and Map Division, Sanborn Maps Collection.

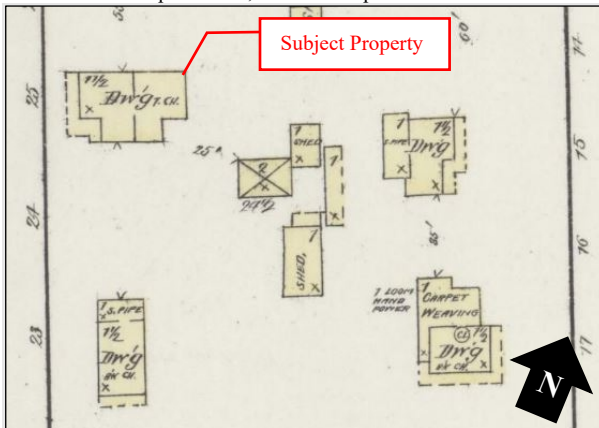


Figure 2: Sanborn Map, 1888.

Source: Library of Congress, Geography and Map Division, Sanborn Maps Collection.

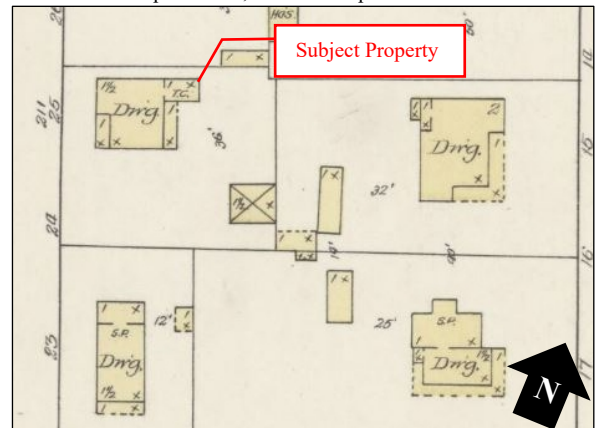


Figure 3: Sanborn Map, 1906.

Source: Library of Congress, Geography and Map Division, Sanborn Maps Collection.

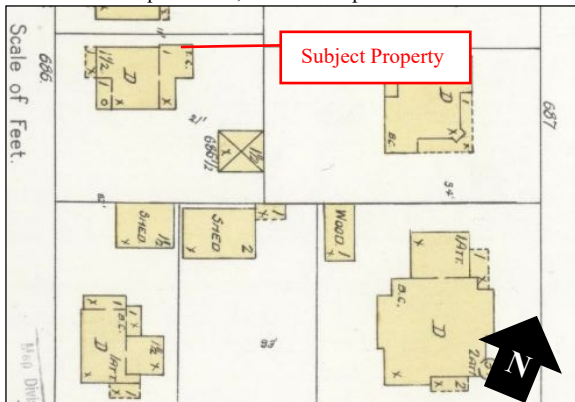


Figure 4: Sanborn Map, 1910.

Source: Library of Congress, Geography and Map Division, Sanborn Maps Collection.

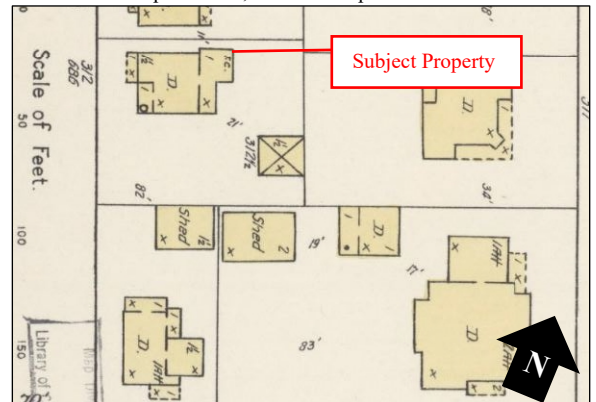


Figure 5: Oakhill-Brewster Historic District.

Source: City of Petaluma.

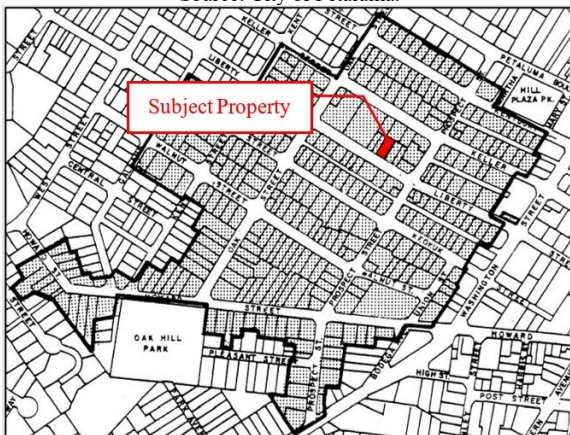


Figure 6: Aerial View, 2022.

Source: Google Maps.



Architectural Style

The dwelling exhibits a transitional architectural style between the Shingle (typical between 1880 to 1910) and an Eclectic Period Revival architectural style (prominent between 1915 to 1940), which both styles are notable within the Oakhill Brewster Historic District. The district's design guidelines describe the Eclectic Period Revival style to have fanciful, stylized versions of a wide range of historic precedents, often mixing characteristics of disparate sources, sometimes with only a few simple details to evoke the period feeling, these are usually modest one or two-story homes. Detailing is drawn from provincial European sources, such as Tudor, English "storybook" cottages, Mediterranean villa, etc. The dwelling is asymmetrical and contains a range of architectural features including gable roofs, a flared/sweeping roof, front steps, single-hung windows, and horizontal siding.

As documented by Architectural Historian Lilly Bianco on a 2013 523 DPR form for the subject property, this one-and-a-half-story storybook revival cottage with gables and dormers has a "charming flared roof." There is a small entrance ell with a small leaded diamond pane window (removed post-1990), a transom over the door and a shingled gable. All windows appear to have been replaced and a modern door has been placed at the front of the dwelling. The façade is clad in Shiplap siding with the remainder of the house clad in aluminum siding. A low picket fence encloses the yard. A detached garage continues to be located on the property. The DPR form also recorded that the property remained in good condition.

The Sanborn maps indicated the front of the dwelling originally supported a front porch. Photographs of its existing conditions noted the enclosure of the front porch with the addition of the front raised steps. The photograph taken from the rear of the property records various ridgelines and roof types, including shed and dormer roofs. The existing rear additions are partly visible to the right-of-way and currently do not detract from the main front elevation or impact the building's Italianate architectural style, character, or integrity. The dwelling remains cohesive with its composite shingle roofing and horizontal siding. The following sections further describes the project's intent with a rear expansion on the second floor to increase its habitable interior spaces and in an attempt to reduce the multiple roofs to the rear of the dwelling.

Figure 7: Subject Property.
DPR Form, Recorded by Lilly Bianco, M-Group.



Figure 8: Subject Property.
View from Liberty Street, facing North East.



Figure 9: Subject Property, 2022.
View from Liberty Street, facing North East.



Figure 10: Subject Property, 2022.
View from Liberty Street, facing North.



Figure 11: Subject Property, side view.
Source: Architectural Drawing, Sheet 7.



Figure 12: Subject Property, rear view.
Source: Architectural Drawing, Sheet 7.



General Plan

Subarea

The project is located in the West Subarea of the General Plan, which is the largest and oldest subarea and includes all of Downtown west of Petaluma Boulevard. This area contains a mix of commercial and residential uses, and includes the Historic Commercial District, Oakhill-Brewster Historic District, and the “A” Street Historic District. In addition, the Subarea also contains several important public uses, including educational, religious, and civic facilities.

Land Use Map

The project site has a General Plan land use designation of Medium Density Residential, which permits a density range of 8.1 to 18.0 units per acre, providing for a variety of dwelling types, including single-family and multi-family housing. The project does not change the existing use of the property as a single-family detached residence on a residentially zoned parcel.

Zoning

The project site is zoned Residential 3 (R3) with a Historic Overlay for the Oakhill-Brewster Historic District. The Historic Overlay zoning is added to properties within the City’s designated historic districts or individual properties designated as local landmarks. Following Section 15.050(A)(1) of the Petaluma Implementing Zoning Ordinance (IZO), major alterations to structures within a City-designated historic district requires review and approval by the Historic and Cultural Preservation Committee to ensure that the characteristics which justify designation of the district are maintained.

Project Description

Site Plan

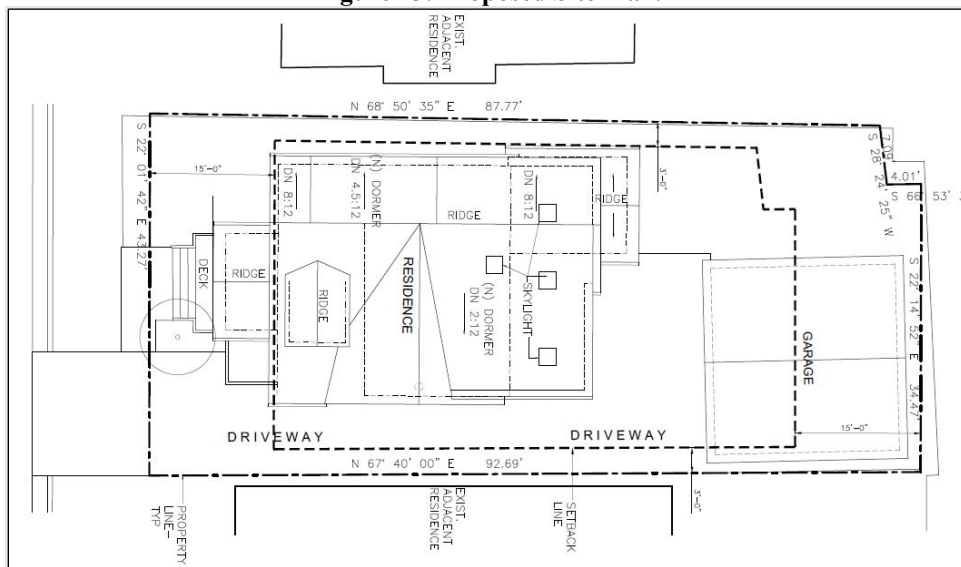
The gross site area is approximately 3,928 square feet, with an existing building footprint of approximately 1,727 square feet, and a front porch deck of 40 square feet. The site includes a two-story single-family residential building, one concrete driveway on the South edge of the property, and a detached garage on the South East corner of the property. The lot is a typical rectangular lot with adjacent residential buildings on the North, South, and West perimeter. As noted in the historic context, the single-family dwelling continues to be located in its original placement within the lot. The building is orientated parallel to the lot, and predominately to the North West of the property site. Access to the primary dwelling is provided on the front (West) and rear (East) side of the building.

The main entrance supports an elevated porch deck with raised steps, wooden railings, a picture window to the left, a modern paneled door with a glass fan and an upper lite to the right, a central lighting fixture, shingle and horizontal siding, and a pitched roof. The rear of the dwelling supports a modern door with raised steps, picture windows, a shed roof, and gable roofs. The concrete driveway from the public sidewalk to the rear detached garage provides direct vehicular access to the property. Other paved surfaces include a brick curved path, poured concrete, and gravel. The

site supports a small front lawn area with a minor landscape design and includes shrubs and small trees surrounding the building.

The proposed site plan (Figure 13) provides the general footprint of the proposed rear expansion and indicates the proposed new rooflines and 4 new skylights. Proposed alterations to the residence would result in two prominent ridgelines and three sloped roofs. The front porch decking and stairs are to be repaired and replaced to accommodate appropriate and accessible raised steps. No exterior landscaping or hardscape work is included in the project or indicated in the proposed architectural drawings.

Figure 13: Proposed Site Plan.



Rear Expansion

As previously noted in this staff report, the project involves a two-story, 314-square-foot rear extension to increase the habitable space on the first and second floors. The gable roof would be extended, and two new shed roofs would be added. The project's first-floor extension is proposed at 51 square feet to accommodate a dining room and provide a new ensuite accessible bathroom to the primary bedroom in the dining room's former location. The project's second-floor extension, directly above, is proposed at 263 square feet to support a new laundry room, one new bathroom, and one remodeled accessible bathroom.

No alterations are proposed to the principal façade (West elevation), except for the repair and replacement of the existing front porch deck. No exterior landscaping or hardscape work is included in the project, and the project's proposed alterations do not generate the need for additional landscape or hardscape work. The new rear addition would be partially visible from the right-of-way; however, it would continue the existing architectural style and details and would not detract from the historic "core" building.

Windows

The project also includes the removal and/or relocation of existing windows introduction of new windows, and replacement of existing windows. Four windows would be removed from the rear

elevation, as well as one on the north elevation and three on the east elevation. Two windows would be relocated on the south elevation and centered with the gable roof's pitch. The rear expansion would introduce a total 18 new windows on the first and second floors (four on the south elevation, nine on the east elevation, and five on the north elevation). All new windows are proposed as single or double-hung wood-framed windows, where appropriate. Four skylights are proposed in the expansion to provide additional natural lighting to the primary and secondary bathrooms, laundry room, and corridor.

Chimney, Exterior Finishes, & Door

The architectural drawings (Figures 14-21) also provide a level of detail for the proposed exterior materials and features, demonstrating that they would match existing ones as documented by the color photographs (Figures 9-12). New composition shingle roofing, new windows, and aluminum bevel siding are proposed to match the building's existing materials and style. The rear door is proposed in the same position within the façade; however, aligned with the rear expansion perimeter and with a new glass door. The project's scope also includes the removal of the existing chimney. With the interior alterations and the addition of the second bedroom on the second floor, the chimney would no longer be in use. The interior components and materials of the chimney will be removed to provide additional space within the interior of the building. (See Figures 14-21, next page.)

Figure 14: Existing West (Front) Elevation



Figure 15: Proposed West (Front) Elevation



Figure 16: Existing East (Rear) Elevation



Figure 17: Proposed East (Rear) Elevation

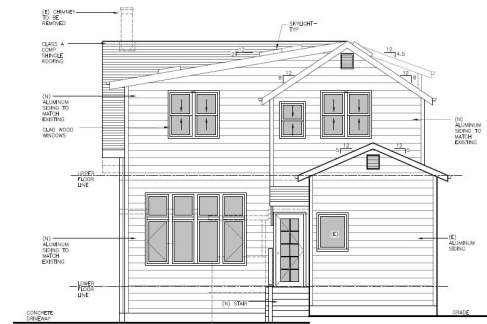


Figure 18: Existing South Elevation.

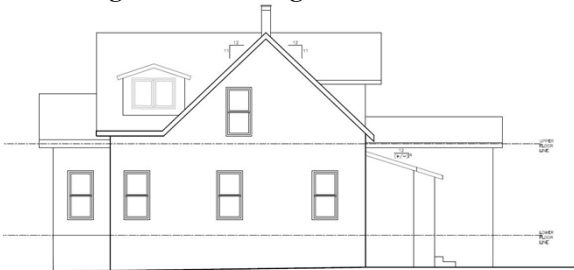


Figure 19: Proposed South Elevation.

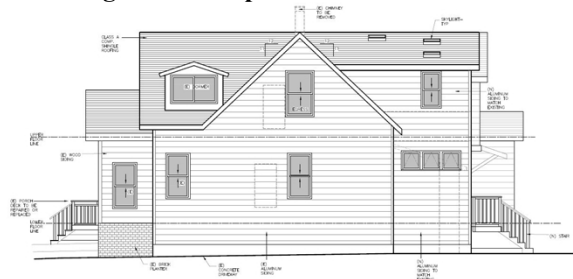


Figure 20: Existing North Elevation.

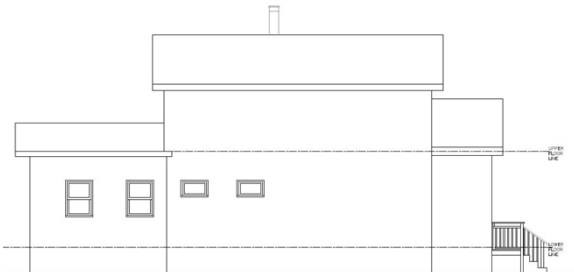
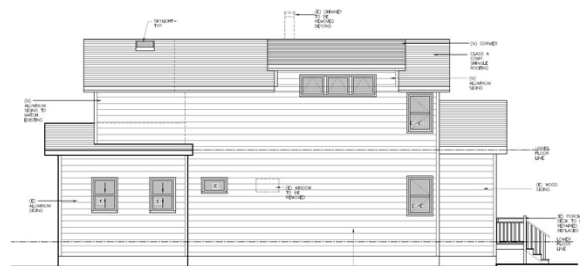


Figure 21: Proposed North Elevation.



DISCUSSION

Standards of Review

This project is subject to the following standards of review:

- [Petaluma General Plan](#)
- [Historic Demolition Resolution No. 2017-122](#)
- [Oakhill-Brewster 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 Oakhill-Brewster Historic District is developed primarily with single-family residences, many of which were constructed between 1850 and 1980. Architectural styles neighboring 312 Liberty Street include Victorian, Colonial Revival, Craftsman, Shingle, and Ranch style residences. The residences vary from one to two story structures and may support basements. Although the proposed project includes a second story rear addition, it does not alter the scale or character of the established district and continues to support and remain consistent with the existing residence and residential neighborhood. 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 Oakhill-Brewster Historic District. The project's scope includes expansion and alterations to the existing building; however, the project has been designed not to impair the historic resource's character or integrity. No alterations are proposed for the principal façade (West elevation) except for the repair and replacement of the existing front porch deck. Work to the front porch deck

would not impair the historic resource's character or integrity. As such, the project will protect this historic resource that contributes to the Oakhill-Brewster 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 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 resolution.

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

Oakhill-Brewster Historic District Preservation Guidelines and Standards

The project is subject to the Standards of Review outlined in Section IV of the District Guidelines including consistency with the Secretary of the Interior's Standards, a discussion of which is discussed in detail in the section following this. The staff's analysis of the project's consistency with all other applicable district guidelines is provided below.

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

Section IV(A) of the District Guidelines establishes standards for review with regard to architecture. A discussion of applicable standards is included below, with the staff's consistency analysis provided in *italics*.

1. **Style.** No structure listed on the district inventory is to be altered from other than its original architectural style.

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

2. **Design.** All additions, restorations, alterations, or reconstructions are to be consistent with the structure's original design. Architectural design features on the sides and rear of a building must remain consistent with the front façade. The design shall also direct attention to scale, materials, and design motifs drawn from the original design.

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

3. Arrangement.

- a. **Setback.** No building is to be set further forward than the average of the immediately adjacent building setbacks and the front wall of the structure should be no further back from the street than either adjacent structure (other than garages and sheds).

No expansion of the front elevation is proposed. The proposed rear addition is within the required setbacks and would not modify or introduce new architectural features visible from the public right-of-way that would impact or alter the building's current setbacks or existing character. As such, the project is consistent with this district guideline.

- b. **Side Yards.** The rhythm of solid mass to open space along the front of a particular block face (e.g. side yards) should be similar in proportion to those of the immediate neighborhood.

The project does not propose expansion of existing front or side elevations. Similar to other properties within the Oakhill-Brewster Historic District and properties facing Liberty Street, this building has a small front yard with driveway access and side yards similar in proportion to those of the immediate neighborhood. The rear addition does not alter the site's existing South side yard. As such, the project is consistent with this district guideline.

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

The project does not increase the residence's overall height. The building currently contains two prominent gable roof ridgelines and small dormers. The rear expansion extends the ridgeline perpendicular to Liberty Street and does not introduce any increase to the existing height of the building. As such, the project is consistent with this district guideline.

- d. **Roofline.** Roof slopes and eave lines are to be consistent with the immediate neighborhood.

Residences within the immediate neighborhood include gable, hip, and shed roof forms across a variety of architectural styles including the adjacent Craftsman and Queen Ann architectural style. The proposed rear addition extends one of the prominent gable roof ridgelines, the gable roof pitch, and the eave line but does not increase the height of the building. A previous addition included the one-story rear addition with shed roofs. Residences within the immediate neighborhood include gable, hip, and shed roof

forms across a variety of architectural styles including the adjacent Craftsman and Queen Ann architectural style. The dwelling's existing prominent rooflines continue to establish its height, and its secondary rooflines are lower in height and are not visually prominent from the public right-of-way. As such, the project is consistent with this district guideline.

- e. **Façade.** Rhythm of voids to solids in the facade are to be similar to facade proportions in the immediate neighborhood. Proportions of the front facade of a new structure should be considered in relation to those of facades in the immediate neighborhood. Horizontal format windows would almost never be appropriate in the District, with the exception of horizontal bands of vertical windows within the context of certain distinct styles, such as Craftsman, Tudor, etc.

The proposed project does not alter the appearance or architectural style of the building's front façade. The rear expansion extends one of the building's prominent ridgeline, gable roof, eave line, height, siding, and trim. Each feature continues and coordinates with the building's Shingle and Eclectic Period Revival architectural style. Relocated and new windows align at a continuous horizontal datum line across the North, South, and East facades. New windows are not equally spaced to indicate a consecutive rhythm; however, they are placed in balanced locations reducing solid wall area and providing natural lighting to various living spaces on the ground and second floor. As such, the project is consistent with this district guideline.

- 4. **Texture and Materials.** New materials should be of historically appropriate texture and proportions.

The project proposes materials that are consistent with the original transitional style of the Shingle and the Eclectic Period Revival of the residence. Proposed materials include new composition shingle roofing and aluminum bevel siding to match existing materials. No new material types are introduced to the building or its rear expansion. As such, the project is consistent with this district guideline.

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

The building's exterior, including its siding and trims, is currently painted in a light blue color. The project includes the building's rear expansion, front porch deck repair, and its associated architectural features to be painted to match its existing surfaces after construction. The new composite shingle roofing is to match the existing roofing material and color. The colors and materials for the rear expansion would remain consistent with the existing building and are appropriate for its transitional Shingle and Eclectic Period Revival architectural style. As such, the project is consistent with this district guideline.

Accessory Fixtures

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

Landscape – Fencing, Plantings, and Paving

Section IV(C) of the district guidelines set forth the following standards for review with regard to landscaping. A discussion of applicable standards is included below with the staff's consistency analysis provided in *italics*.

1. **Fencing:** Fencing, walls, and screening should be in style, materials, proportions, and colors harmonious with the building architecture and with the immediate neighborhood.

No new landscape fencing, walls, and screening are a part of the proposed project, and none are required to successfully construct the proposed modifications. As such, the project is consistent with this district guideline.

2. **Plantings:** Plant types should be harmonious with the building architecture and with the surrounding area. Mature trees are to be preserved whenever possible, particularly street trees.

No exterior landscaping or hardscape work, noting plantings nor paving, are included in the project or indicated in the proposed architectural drawings, and none are required by the proposed modifications. Draft Resolution COA #16 provides for administrative review of future minor landscape work if desired by the property owners. As such, the project is consistent with this guideline.

3. **Paving:** Paving materials should be consistent with the building architecture and with the immediate neighborhood. Period-style paving such as brick, rolled gravel, or fieldstone are encouraged. No more than one-third of the front yard, or 200 square feet, whichever is greater should be hard-surfaced. Sidewalks shall be repaired if the scope of the project justifies the expense.

No exterior landscaping, hardscape work, plantings, or paving are included in the project or indicated in the proposed architectural drawings. Draft Resolution COA #16 provides for administrative review of future minor landscape work if desired by the property owners. As such, the project is consistent with this guideline.

Public Access Easement and Dedication on Alleys

Section IV(D) of the district guidelines states that construction on parcels abutting three alleys in this district, Pepperschool Alley, Hill Opera Alley, and Telephone Alley, are required to record a Public Access Easement on their deeds five feet in depth along the alley frontage. Also, no fences or structures shall be permitted within this easement. *The site does not abut a publicly accessible alley. Therefore, this district guideline is not applicable.*

Signs

Section IV(E) of the district guidelines provides sign design guidelines.

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

Secretary of the Interior 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 building is located in a residentially zoned neighborhood and was constructed for residential use and has been historically used for residential purposes. The proposed modifications intend to rehabilitate the building in order to create a more cohesive, efficient, and accommodating residence. No changes are proposed to the use of the building as a single-family residence. As such, the project is consistent with this standard.

- 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 "Shingle" and "Eclectic Period Revival" architectural styles. The project does not alter or replace original features from the "core" building; however, it does include a rear expansion and front porch decking and stair repair. The proposed work and designs for these alterations do not impact the building's historic character since the rear extension is compatible in design and materials to the dwelling. As such, the project is consistent with this standard.

- 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 to the "core" building's original Shingle and Eclectic Period Revival architectural styles. The proposed scope provides for a two-story rear expansion, front porch deck repair, new windows, and removal of an existing chimney to facilitate and optimize the expansion of a residential building. As such, the project is consistent with this guideline.

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

As noted in the previous historical context section, the dwelling continues to be located in

Liberty Street, an area currently designated as the Oakhill-Brewster Historic District. The building has also experienced remodeling with exterior additions and minor alterations. Through the relocation and additions, the building has continued to uphold the building's original Single and Eclectic Period Revival architectural style. As determined from the survey photographs provided with the application materials and by an on-site visit, the building and its current site have experienced changes since its original construction, and additional historic significance has not been acquired. As such, the project is consistent with this guideline.

- 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 building's Shingle and Eclectic Period Revival architectural features and continue its existing exterior finishes to the rear addition and side rear porch enclosure to include roofing, siding, and trim to match existing. As such, the project is consistent with this standard.

- 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.

The project includes the installation of a new asphalt shingle roof and horizontal siding for the rear expansion, along with the removal of an existing chimney. The chimney cap visible from the exterior is a prefabricated and lightweight metal cylinder and is not original to the dwelling or compatible with the dwelling's architectural styles. As such, the project is consistent with this guideline.

- 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 description and its architectural drawing set do not indicate the use of chemical or physical treatments to the historic building. Draft Resolution COA #13 requires that chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible to avoid damage to the historic materials.

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

Some excavation is likely to occur as part of the rear addition and rear side porch. However, these areas on the site have already experienced disturbance during the building's relocation and later additions. Work of undisturbed ground is not a part of this project, and a condition is included as a preventative measure to protect and preserve significant archeological resources if potentially significant prehistoric or historic archeological resources are encountered during the course of ground-disturbing activities (refer to Draft Resolution COA#14). As such, the project is consistent with this standard.

- 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.

As previously noted in the previous section for evaluation of the historic district's "design" guideline, the proposed project removes the existing one-story rear addition and shed roofs to incorporate a cohesive two-story rear expansion, which organizes its interior spaces on the ground and second floor to maximize its residential use and provide habitable spaces. The rear expansion continues one of the existing prominent ridgelines, is not differentiated in height though maintains a cohesive height and does not introduce new architectural features. Most importantly, the new work is compatible with the building's massing, size, scale, and architectural features and does not impact the building's historic integrity. As such, the project is consistent with this standard.

- 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 proposed project removes the existing one-story rear addition and its shed roofs to incorporate a cohesive two-story rear expansion, which organizes its interior spaces on the ground and second floor to maximize its residential use. The rear addition continues one of the prominent ridgelines of the dwelling and can be removed in the future without impairing the core building's essential form and integrity. As such, the project is substantially consistent with this standard.

Implementing Zoning Ordinance (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.

The proposed project has been reviewed for consistency with the Oakhill-Brewster Historic Preservation Guidelines and Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties for rehabilitation, and it has been found to be consistent with applicable standards. Therefore, the proposed project will not adversely affect the character, historic, architectural, aesthetic interest, or value of the district, and 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 is also subject to the Site Plan and Architectural Review (SPAR) findings as required by IZO Section 24.050(E). Given the specificity of the Secretary of the Interior's Standards and the Oakhill-Brewster Historic District Preservation Guidelines and Standards, consistency with these standards is also sufficient to make required SPAR findings.

Public Outreach

A neighborhood outreach meeting was held as a virtual Zoom meeting on January 31, 2023. The Applicant began the meeting with an overview of the project's residential intentions and provided a descriptive presentation of the project's scope while highlighting features illustrated on the architectural drawings. In addition to the property owners and the architect, one attendee was present during the meeting who was in support of the proposed rear expansion design.

Required HSPAR review by HCPC at a public hearing was agendaized for review on June 13, 2023. Staff completed publication of the meeting public notice in the Argus-Courier in a timely manner; however, following communication of the onsite posting requirement to the property owner/applicant, the property owner/applicant requested to postpone the scheduled public hearing to a later date. Therefore, staff did not complete distribution by mail, and onsite signage was not installed at this time. Accordingly, staff requested that the agendaized public hearing be continued to a date certain of August 1, 2023, and HCPC approved staff's request.

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

Note: In practice, Planning staff typically coordinate the scheduling of a project's required public hearing with the property owner/applicant. In these instances, staff did not find any issues with continuing to public review of the required discretionary Major HSPAR application to the next regular public meetings of the HCPC, and ultimately to September 5, 2023. By continuing the scheduled public hearing to a date certain, public notice published in the Argus-Courier on June 2, 2023, would remain in effect, and no additional published notice and costs to the applicant would be required.

On or before August 26, 2023, public notice of this item public hearing before the HCPC on September 5, 2023, was mailed to property owners and tenants within 500 feet of the project site.

On or before August 26, 2023, the applicant installed one sign on-site to inform the public of the upcoming September 5, 2023, public hearing before HCPC. Pursuant to IZO Section 24.100.B, the sign was at least 6 square feet in area and placed in a position most visible to the public-facing Liberty Street.

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 comments have been received for this project. When public comments are received as an email, they are provided as attachments to the staff report.

CASE STUDIES

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

ENVIRONMENTAL REVIEW

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

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

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

Attachment A – Draft HSPAR Resolution

Attachment B – Project Description, dated August 31, 2022, received October 4, 2022

Attachment C – Architectural Drawings, dated August 29, 2022, received October 4, 2022

Attachment D – Applicant Letter to HCPC, dated August 2, 2022, received October 4, 2022