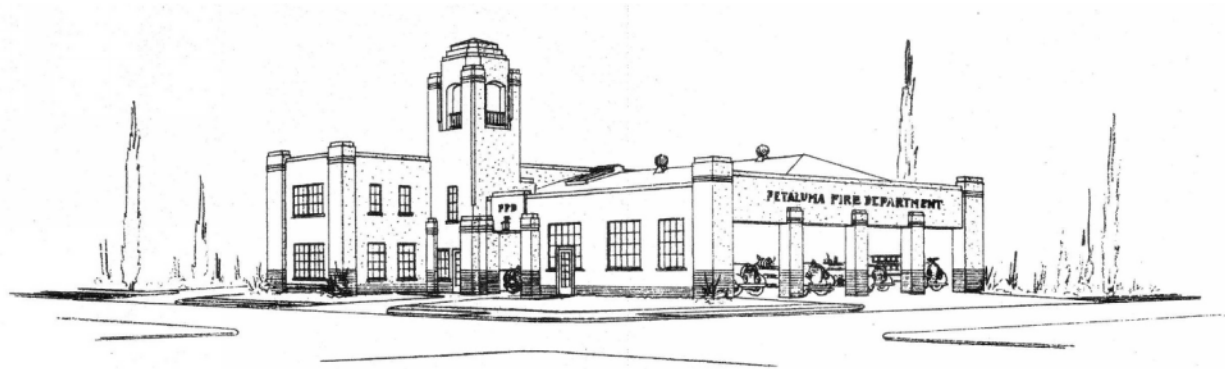


Petaluma Fire Station No. 1

Historic Structure Evaluation and Project Narrative

Historic SPAR Study Session

June 2024



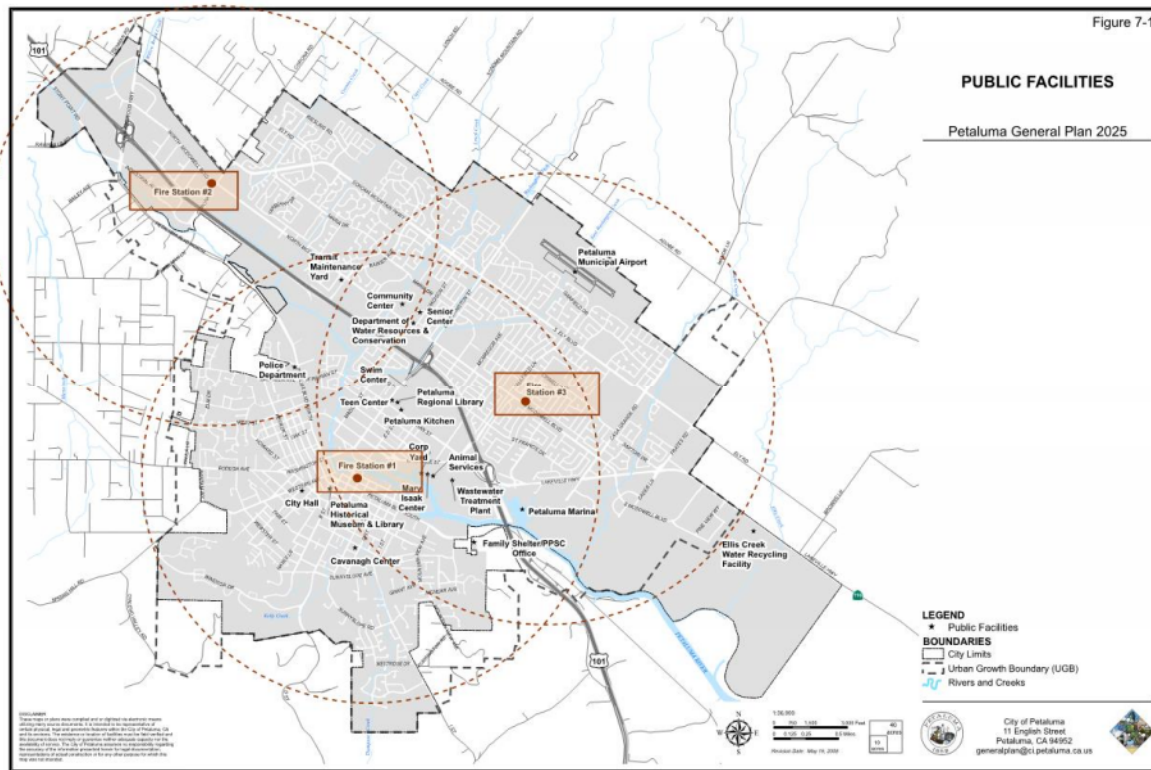
Architects | MA

Mark Albertson Architect
Petaluma, California

INTRODUCTION

Incorporated in 1857, the City of Petaluma is one of 121 charter cities in the State of California and is the second largest municipality in Sonoma County covering 14.5 square miles within its city limits. According to the 2020 United States Census Bureau, the City of Petaluma has a population of 59,776.

The City has three fire stations commonly referred to as Fire Station 1 (FS1), Fire Station 2 (FS2), and Fire Station 3 (FS3).



Source: City of Petaluma with Author Markup

Petaluma FS1, located at 198 D Street, is the only station located on the West side of town and is the primary station serving the West portion of Petaluma. It is located adjacent to downtown on one of the City's primary arterial routes. The arterial route connects the East and West portions of the City via the D Street draw bridge.



Source: Google Maps with Author Markup

In 2023, the City commissioned a Public Safety Facilities Strategic Master Plan. This strategic master plan as prepared by Laura Blake Architect and MW Studios was completed and presented to the City Council. The City Council adopted the strategic master plan on November 20, 2023.

This strategic master plan identified Petaluma FS1 to continue as a key public safety facility for the foreseeable future. To address the City's overall public safety needs and to minimize disruptions to ongoing use, the strategic master plan recommended implementing a tiered phase. In the Immediate Phase, the City should prioritize the safety of its firefighters and personnel by addressing the seismic risks at Petaluma FS1. Additionally, equitable toilet, shower, and locker accommodation should be provided at the station. In the follow-up Short-Range Phase, Petaluma FS1 should be completely renovated and modernized to meet current and future operational requirements and best practices.

PURPOSE

The purpose of this report is to provide an introduction and overview of Petaluma FS1, including the identification of architectural character defining features, and the impact of the proposed building improvements on these features.

This report is not intended to provide a historic preservation evaluation in support of either State or National Historical Registration.

BUILDING HISTORY

1937-1938

Petaluma FS1 was originally constructed and placed into service in 1938. The site is approximately 0.26 acres, and the building is approximately 10,034 square feet.

The original station was designed by Architect Brainerd Jones, who was hired by the City Council on July 19, 1937. The original plans were dated August 27, 1937. (See Appendix A.) Construction commenced in the fall of 1937. Adam Arras & Son was the Contractor of Record.



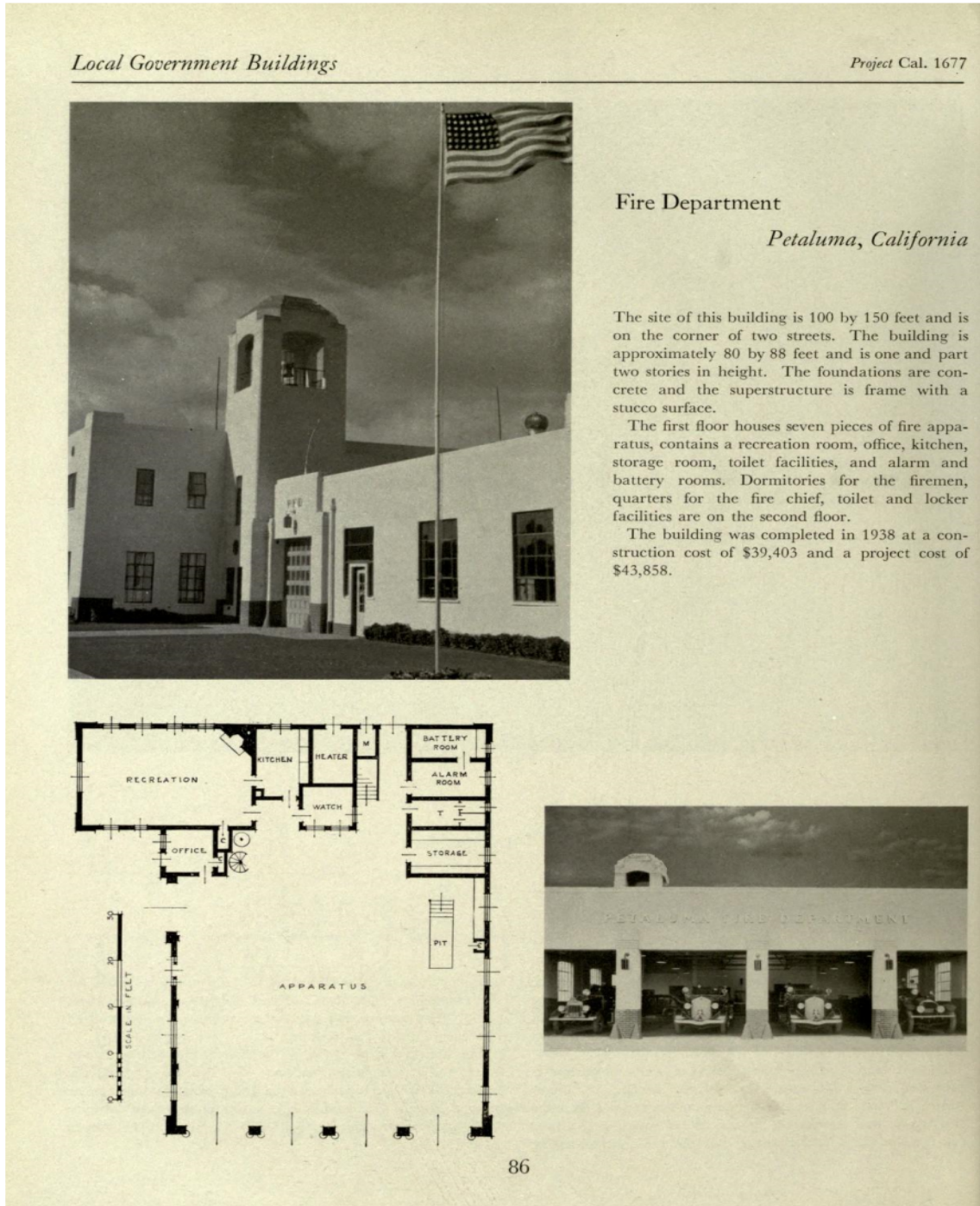
Source: Petaluma Fire Department

The original station is of one and two-story construction with a central multi-story bell tower. The one-story portion of the building housed fire apparatus. The two-story provided for 24-hour fire personnel living quarters. An outdoor plaza was located at the corner of D and 2nd Street. The main building entrance was from this plaza area. The original building is primarily a wood framed structure. Steel trusses span the four original apparatus bays. Exterior building finish throughout is painted plaster with a dash texture. Exterior windows are steel frame with single-pane glazing. Original apparatus bay doors were constructed of wood and glass, but in 1970 replaced with aluminum bay doors which differed in appearance.

“Planning for a new firehouse had begun in 1923. Architect Brainerd Jones designed the building, and in 1925 George McNear donated the lot at Second and ‘D’ Streets. In 1938 the \$45,000.00 firehouse was finally erected; \$18,180.00 of the funds came from a P.W.A. grant and the balance came from a bond issue. The department also purchased two American La France 750-gallon

pumpers, and improved the sewage system with the balance of the bond money.” (Quoted from the City of Petaluma Fire Department History Page, according to the Living New Deal Website)

Labeled below as Federal Emergency Administration of Public Works Project No. 1677, “The building was completed in 1938 at a construction cost of \$39,403 and a project cost of 43,858”.



(Source: Short, C. W. and R. Stanley-Brown (1939) *Public Buildings: Architecture under the Public Works Administration, 1933 to 1939*. United States Government Printing Office, Washington, DC.)

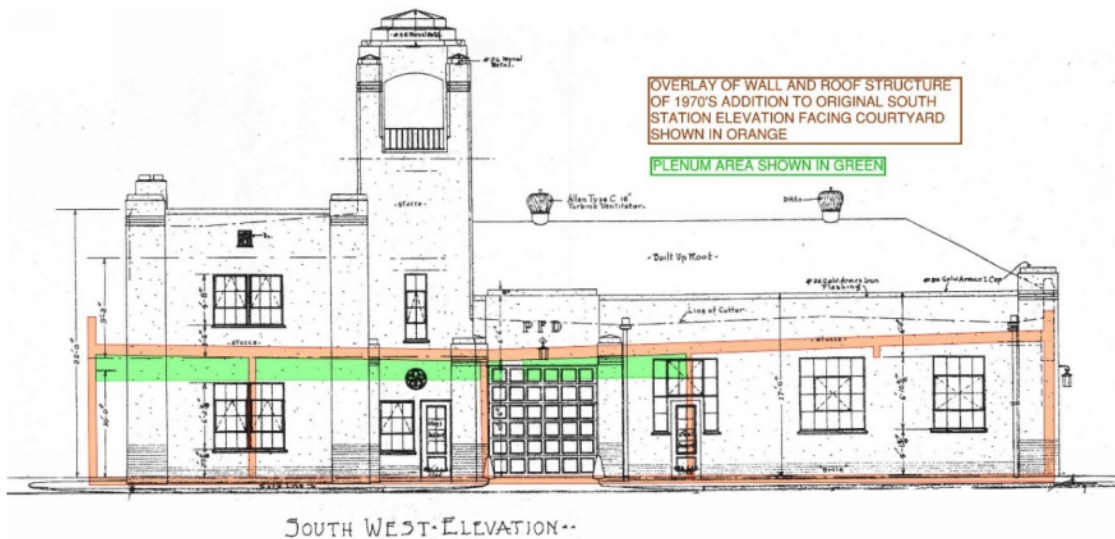
1970-1979

The station remained in service in its original design and configuration until the early 1970's when a one-story building addition replacing the outdoor plaza was added at the corner of D and 2nd Street.

Lieb & Quaresma Architects were retained by the City to add this 2,052 square foot addition for housing two apparatus bays and several offices. At that time, this station became the headquarters for the entire Petaluma Fire Department. Original plans of the building addition are not available. This building addition is a wood framed structure with an exterior building finish throughout of painted plaster with a sand trowel texture. All exterior windows in the addition are aluminum frame with single-pane glazing. The main building entrance is constructed of aluminum storefront system. Replaced apparatus bay doors are constructed of aluminum and glass. Roof covering is a combination of single-ply membrane and asphalt shingles.



Source: Petaluma Fire Department



Overlay and impact of the 1970's addition to the original 1938 South Elevation. Source: Report Author



View of original 1938 construction from within ceiling plenum of 1970's addition. Source: Report Author

From the above photo, it appears the original plaster was stripped from the building to allow a wood ledger to be bolted to the 1938 building. Remaining plaster indicates that the building was painted white at the time of the 1970's addition. The pre-1970's photos of FS1 also suggest that the building was painted white with black accents.

1990-1999

During the 1990's and 2000's, several minor building improvements were completed. Most of these improvements were interior remodels with no change to the building size or footprint with

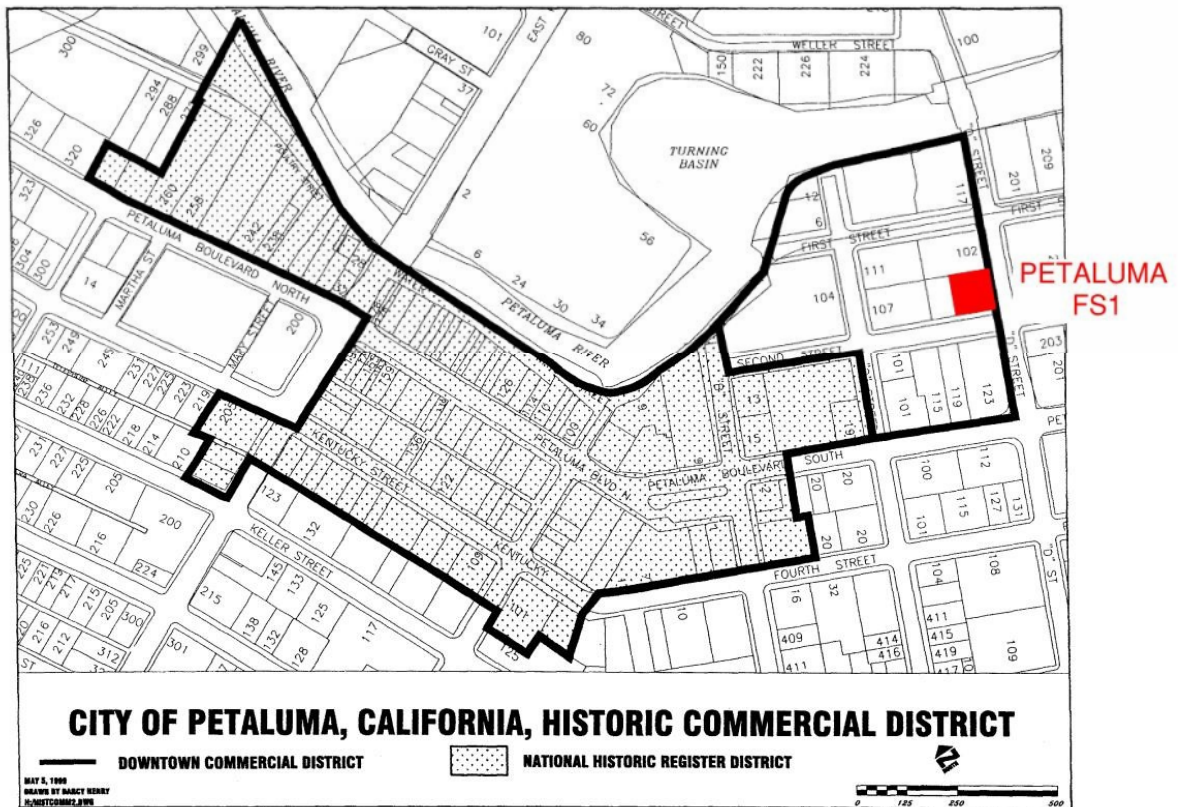
some improvements visible at the building exterior. A summary of improvements performed during this period includes:

- Interior Apparatus Bay storage
- Interior second-floor Captain's sleeping quarters
- Interior first-floor single-accommodation restroom
- Apparatus Bay Exhaust system with exterior wall-mounted ducts and louvers
- Replacement of existing exterior exit doors and frames
- Addition of an emergency backup electrical generator
- New roof-mounted HVAC units with new roof covering throughout

In 1999, FS1 was included within the Petaluma Historic Commercial District boundary. FS1 is located on the Southern most edge of the District. FS1 is not located in the National Historic Register District per the following location map.

City of Petaluma
Petaluma Historic Commercial District Design Guidelines

FIGURE 1, LOCATION MAP



7

Adonted August 16, 1999

Source: Petaluma Historic Commercial District Design Guidelines with Author Markup

Also in 1999, the City of Petaluma retained the services of Clark & Associates, structural engineer, to prepare a report regarding the seismic stability of FS1 and City observed movement in the apparatus bay concrete floor. The report's conclusions suggest that 1) there has been subgrade settlement under the existing apparatus bay floor resulting in slab deflection during loading, 2) the front wall apparatus bay door structural framing system is inadequate to maintain square configuration during or after a significant seismic event resulting in possible door alignment and operation issues, and 3) due to the nature of early construction means and methods using stucco as an exterior finish, there may be some dry rot present within the wood sheathing and framing. General report recommendations were to proceed with further investigation, engineering, and construction resulting in correcting the Station's deficiencies. No further action by the City of Petaluma was taken to remedy these findings and conclusions.

2000-2010

All adjacent properties to Petaluma FS1 are part of the Downtown Theatre District. The Theatre District was designed and approved under the Central Petaluma Specific Plan.

Per Basin Street Properties website: "The Theatre Square is a three-story mixed-use project located at the corner of Petaluma Boulevard and D Street. Immediately across from the Boulevard Cinemas, it's in the heart of the highly desirable Theatre District. The first floor consists of street front retail space with ample parking in an adjacent 530-stall parking garage as well as on both First and Second Streets as well as C Street. The area offers a variety of boutiques and restaurants that feature open-air café seating in the plaza around a lovely fountain. It's a lovely pedestrian-friendly environment next to the city's only movie theater and the beautiful Petaluma River."

The above referenced parking structure, completed in 2006, is built on zero lot lines including the North and West property lines of FS1. Per City records, the walls of the parking structure were to be constructed of concrete, with a 4-hour fire rating and no openings or penetrations. Research conducted by the author has not identified any documents citing the design rationale or reason for these austere concrete walls facing Petaluma FS1. In the author's opinion only, it appears that at that time, Petaluma FS1 was being considered for relocation onto Petaluma Boulevard South with the existing FS1 structure to be renovated or replaced into a different use or occupancy.

2020-Present

Based on the previously referenced 2023 Public Safety Facilities Strategic Master Plan, Mark Albertson Architect dba Architects MA was retained by the City of Petaluma in 2023 to digitally document the existing building in plan, elevation, and section. Subsequently, Architects MA has been retained to provide design, engineering, construction documents, and building entitlements to complete proposed improvements as noted later in this report.

BUILDING EVALUATION

Building Style - PWA Moderne 1935-1940

Pre-World War II modern architecture in the United States has been analyzed and divided into a number of styles. Art Deco, Art Moderne, International Style.

Congress created the Public Works Administration in 1933 as the Federal Administration of Public Works. This agency administered the construction of public works and loaned money to states and municipalities for public projects. Public works projects of the 1930s often used the PWA Moderne style, which used certain Classical principles incorporating Art Deco decorative motifs and molded ornamentation.

Art Deco and Art Moderne styles as well as Beaux Arts Classicism and Neoclassical styles influenced the design of Public Works Administration buildings. This use of a stripped-down Classicism has resulted in the term PWA Moderne. Generally associated with governmental buildings, it may also be seen in some commercial buildings. These formal, symmetrical buildings with their Classical roots also contain Art Deco and Art Moderne details that give them an updated appearance. Characteristics: –smooth wall surfaces, flat roof, and plain, narrow cornices – symmetrical façade –projecting pavilions –vertical molded ornamentation –Art Deco decorative motifs –framed entrances –piers, usually without capitals –metal sash (Source: *Utah Historic Architecture Guide – Modern 1930 to 1940 Building Styles, Pages 143-149*)

Contributing vs. Non-Contributing Building

The City of Petaluma Historic Commercial District Design Guidelines do not reference Petaluma FS1 as either contributing or non-contributing to the District.

However, according to narrative on Page 10 of the Design Guidelines, the following statement is made regarding contributing and non-contributing buildings:

A contributing building is a structure generally constructed before 1945 which retains its original architecture, scale, mass, and other features to the degree that it contributes to the historical sense of time and place of the district. The building may have its own individual significance or may have strong historical ties to activities, events, or individuals important to the development of the City.

A non-contributing building is a structure that was either constructed after the defined period of significance, in this case 1945 or later, or is a historic building which no longer conveys its significance due to inappropriate additions or alterations. A noncontributing building may become contributing through rehabilitation and the application of the design criteria. Therefore, non-contributing buildings may also have historic relevance of their own associated with their period of construction, and are also subject to the provisions of these Guidelines.

As noted previously in this report, there have been several improvements both to the fire station and to surrounding properties that have significantly impacted the original 1938 design of Brainard Jones. These impacts can be summarized as follows:

- Although the 1970's addition transferred several details to the 2nd Street elevation, this addition obscured many of the design features facing or adjacent to the original plaza.
- The 1970's addition also utilized a set of materials, namely plaster finish and aluminum doors and windows that were not used in the original construction.
- The adjacent Theatre District design does not complement Petaluma FS1. The surrounding development, built according to the Central Petaluma Specific Plan, ignores building massing, architectural detailing, and material use of the original station design.
- The adjacent Theatre District also detracts from Petaluma FS1 with tall, disproportionate, and austere concrete walls facing the North and West elevations of Petaluma FS1.

There have been several opportunities to address or protect the original design features of the Station. However, a precedent has been set by prior actions, decisions, or approvals of both development and remodels. With that, it seems reasonable to consider Petaluma FS1 as a non-contributing building to the Historic District.

However, with the proposed improvements scheduled for FS1, it is the intent of the Petaluma Fire Department to either protect or restore some of the character defining features while making strategic improvements, including building code upgrades, that will allow the building to continue serving as an essential public safety facility for the next several decades.

The Historic District design guidelines could be applied to the proposed improvements to the greatest extent reasonable while acknowledging the Station's role in public safety. Once these improvements are in place, the Station could be re-evaluated as to a contributing or non-contributing building within the District.

Character Defining Building Elements

For the purposes of this report, the character defining building elements of Petaluma FS1 are subdivided into three categories 1) Significant, 2) Contributing, and 3) Non-Contributing.

Significant Building Elements

Significant building elements consist of exterior elements that are intact and of primary importance to the property due to their original location, use and design, as well as their prominence. These elements are sensitive to alteration, and it is recommended that identified elements and materials remain in place, with every effort made to restore them to their original locations, forms and materials, or avoid their alteration during proposed remodels. Where replacement is necessary due to the loss, deterioration or failure of the original, replacements shall faithfully match the original. Significant building elements are summarized as follows:

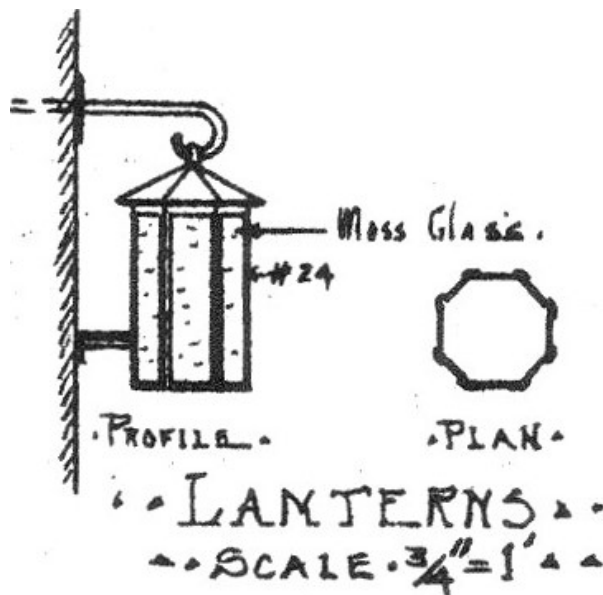
- Original 1938 Station massing including the prominent bell tower. The bell tower stands at +43'-6" above finished floor and can be observed for several blocks away. The bell tower is key to the building's original architecture.
- Original four apparatus bay door locations, door size, and proportions of divided-lites. Although the apparatus bay doors have been replaced, their replacement did not account for the proportion and scale of the individual lites within each apparatus bay door. The

apparatus bay doors are considered significant due to their dominant East elevation exposure to D Street, a major arterial corridor.



Source: Petaluma Fire Department

- Original apparatus bay exterior wall-mounted lanterns (lights). Three (3) lanterns on the East elevation, and 1 relocated lantern on the South elevation are distinctive due to their size, black wrought iron frame and red moss glass infill. These lanterns were detailed on the original 1938 plans by Brainard Jones. All 4 lanterns are still in operation.



Source: Original 1938 Plans



Source: Report Author

- Building column and building coping plaster detailing. This is immediately recognizable by three half-circle horizontal plaster details at the top of each building column. These are complemented by a quarter-round trim detail at the top of both columns and wall parapets. These plaster details were also successfully incorporated into the 1970's building addition.

Contributing Building Elements

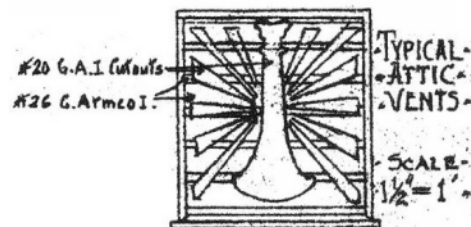
Exterior elements that are of secondary importance to the property, or of less public prominence than the significant category, are herein identified as Contributing. Exterior elements and materials identified as Contributing are recommended to be retained or repaired rather than replaced. Missing or altered historic features may be replaced. Past alterations that are identified as non-historic may be replaced or further altered as necessary to preserve or enhance the contributing element.

- Original window sizes, proportions, scale, and types of operation.

The building has a mixture of steel and aluminum framed windows. Of the 34 existing windows within the building, only 9 face the public way (Including both D Street and 2nd Street building frontages). Five (5) of these windows, directly adjacent to the public way on 2nd Street, are aluminum frame windows installed during the 1970's building addition. Only 4 windows facing the public way are the original steel framed windows, which are on the second floor of the building. The remaining 25 steel frame windows, not facing the public way, face West and North towards the concrete walls of the Theatre District parking structure.

With this mix of window materials, it appears that the most contributing feature of the existing windows is the grid size, spacing, and divided-lite proportions. The window material, in and of itself, is not considered as a contributing feature. (Refer to non-contributing building elements for additional narrative).

- Eight original decorative steel attic vents. One (1) attic vent on the South elevation, 6 attic vents on the West elevation, and 1 attic vent on the North elevation are distinctive due to their wrought iron design. These attic vents were detailed on the original 1938 plans by Brainard Jones. All of these existing attic vents are still in operation. These attic vents would have been labeled as significant if they were more prominent in appearance to the public or public way.



Source: Original 1938 Plans

Non-Contributing Building Elements

Exterior elements that may be original to the resource but are of little importance are herein identified as Non-Contributing. However, at Petaluma FS1, most Non-Contributing elements are a result of prior additions or alterations. Such past alterations that are identified as non-historic may be replaced or further altered as necessary to preserve or enhance the contributing element.

- Although the 1970's addition transferred several historical elements and implemented plaster column detailing primarily to the South elevation, this building addition also added two apparatus bay doors to the East elevation which ultimately detracts from the original 1938 scale and proportion of the original four apparatus bay doors.
- The 1970's addition also replaced the existing 1938 apparatus bay doors with dark-bronze aluminum doors. Although it was presumably unreasonable to specify wood as a replacement material for apparatus bay doors at the time, the scale and configuration of these doors was also altered from the original 1938 design. The current apparatus bay doors are considered as non-contributing elements.
- The 1970's addition utilized a window system that was generally not available in 1938. This includes not only the material use of dark-bronze aluminum, but also the use of horizontal sliding windows. In 1938, horizontal sliding windows were not an option. In 1938, hopper and awning windows were the only generally available operable window system. The current aluminum windows facing 2nd Street are considered as non-contributing elements.
- Although this is not technically a non-contributing element, it is important to note, as stated earlier in this report, that several contributing elements of the 1938 Brainard Jones design were permanently covered and obscured from public view by the 1970's addition. It is possible that some, but reasonably not all, of these elements could be re-incorporated into future interior design opportunities.
- Of lesser or of minor consequence, the 1970's addition also employed a different plaster finish than that which was used in 1938. The original plaster finish was a spray-applied dash system, whereas the 1970's addition applied a trowel coat sand texture finish. This transition between plaster finishes is largely un-noticeable to the untrained eye.
- After construction of the Theatre District Parking Structure, several non-contributing elements or building modifications were added to Petaluma FS1. All of these elements either face or are located in the West and North side yards between FS1 and the tall parking structure wall. These elements include 1) replacement of exit doors and windows with hollow metal doors and frames, 2) addition of apparatus bay exhaust systems including fans and ducts, 3) addition of a ground-mounted emergency generator, and 4) the installation of two free-standing storage containers. None of the elements face the public way.

PROPOSED INTERIOR AND EXTERIOR BUILDING IMPROVEMENTS

As previously noted, the primary goal and objective of the current proposed renovations is to improve the health, safety, and welfare of the Fire Department's staff by addressing 1) the building's seismic deficiencies and 2) improving the 24-hour work environment so this station can continue to provide essential public safety services to the community for the next several decades.

In the implementation of these building improvements, it is also a goal and objective to recognize the building's role as a historic building by preserving, enhancing, or restoring architectural features without impacting the primary objective noted above. The end result of this is for the community to continue their recognition and acknowledgement of the building's architecture and to highlight the history of the Petaluma Fire Department. To assist in the implementation of this objective, careful consideration has been given to the impact of proposed improvements noted below. In addition, the proposed improvements incorporate two significant features intended to accomplish this goal and objective as follows:

- Placement of the Petaluma Fire Department's historic fire engine on display by replacing the two 1970's apparatus bay doors with divided lite windows. This would allow for the fire engine to be prominently facing D Street for public viewing.
- Reintroducing some features of the original 1938 South elevation into the building's proposed lobby area whereas historical photos and exhibits will be on display.

The following outline of improvements is subdivided into interior and exterior renovations with notations on the proposed improvements impact on the building's current exterior architecture. Where proposed improvements are identified as impacting the building's architecture, a description of how the renovation will be performed to either maintain, modify, or restore original building elements.

Interior building renovations

1. Voluntary and mandatory seismic upgrades including foundations, steel moment frames, and shear walls.
Impact: Seismic improvements will have little to no impact on the building exterior. The only exception is that the apparatus bay doors will be recessed an additional 8" into the apparatus bay area to allow for a steel moment frame to extend across the entire East elevation. The steel moment frame will be covered by plaster matching the original building finish and will not be exposed to view. Therefore, the original building element remains unchanged.
2. Apparatus bay concrete floor slab replacement.
Impact: This will have no impact on the building exterior.

3. First and second floor restroom renovation to provide for gender neutral facilities.

Impact: This will have no impact on the building exterior.

4. First floor Americas with Disabilities (ADA) access upgrades.

Impact: Interior ADA upgrades will have no impact on the building exterior. The main building entrance will be replaced as noted below.

5. First floor kitchen renovation.

Impact: A new exhaust fan servicing the existing kitchen exhaust hood shall be required to replace a current, non-code compliant wall-mounted exhaust fan from the original 1938 construction. This new exhaust fan will be either be wall-mounted or ducted to the roof. This new exhaust fan faces the West property line (tall blank concrete wall of parking structure) and do not face the public way. The new exhaust fan modifies the original construction.

6. Second floor sleeping quarter renovation.

Impact: The configuration of the sleeping quarters shall require the South facing second floor window to change its building exiting operation from non-code compliant awning operation to code compliant casement operation. The same is the case for the two windows within the Battalion Chiefs sleeping quarters whereas these windows need revision from awning to casement operation. Changing window operation on second floor windows for egress purposes modifies the original construction, however the impact is insignificant.

Lastly, some second-floor windows at the sleeping quarters shall be in conflict with new interior walls. These windows shall remain in their present location with the same size and the replacement windows noted below at these three locations will have spandrel glass on the interior face of the insulated glass unit. Therefore, there will be no impact to the exterior of the building.

7. Dedicated decontamination area and turnout gear storage.

Impact: These new fire department building program needs require each room to be controlled under negative air pressure and are best located on or near an exterior wall away from the public way. The proposed design locates these rooms on the North wall of the existing apparatus bay. The impact of these new rooms is the elimination of two exterior windows and the revision of exterior exhaust vents on the North building elevation. Both the elimination of these windows and the revision of exhaust vents modifies the original construction. However, these proposed building elevation revisions face the North property line (tall blank concrete wall of parking structure) and do not face the public way.

8. Dedicated exercise fitness room.

Impact: This will have no impact on the building exterior.

9. Automatic fire sprinkler and alarm installation.

Impact: A 4” Fire Department Connection shall be required on the South building elevation that connects to the indoor fire sprinkler riser. This will have little to no impact on the building exterior.

Exterior building renovations

1. Apparatus bay concrete apron replacement.

Impact: This will have no impact on the building exterior.

2. Apparatus bay door replacement.

Impact: The four original apparatus bay doors, replaced during the 1970’s remodel, will be restored to their original size, proportion, and appearance. This shall be accomplished with custom fabricated aluminum frame doors that employ 6 horizontal sectional panels with eight divided-lite within each panel. This layout or configuration would visually match that of the original 1938 wood apparatus bay doors while maintaining critical fire department operations.

3. Exterior window replacement.

Impact: As previously noted, the current exterior windows are a mixture of steel frames and aluminum frames with full or simulated divided-lites. The current windows have several issues including 1) Degraded frames and hardware, 2) poor performing single-pane glazing, and 3) improper window configuration for code-required emergence egress. The objective of new replacement windows is to 1) maintain all existing opening sizes, 2) replicate the size, spacing, and proportions of the divided-lites, and 3) provide energy efficient and code compliant window systems throughout the building. Replacing all exterior windows modifies the original construction but maintains all of the visual features of the windows, particularly those facing the public way along 2nd Street.

4. South building entrance storefront replacement – ADA

Impact: Replacing the main entrance door and side windows provides an opportunity to eliminate the 1970’s aluminum storefront with an assembly that uses proportions and details used at the original 1938 building entrance. Therefore, the impact is to restore a non-contributing element with a potential contributing element.

5. Added Man Door from Apparatus Bay to North side yard.

Impact: One exterior North elevation existing window with a thru-wall exhaust fan grille would be replaced with a conventional hollow metal man door and frame with an adjacent exhaust fan grille. The elimination of this window modifies the original construction. However, this proposed building elevation revision face the North property line (tall blank concrete wall of parking structure) and does not face the public way.

6. Relocated air compressor from Apparatus Bay to North side yard.
Impact: Adding an enclosure on the North elevation to house an existing floor-mounted vertical air compressor and tank within a room modifies the original construction. The enclosure will be finished with materials similar to the original construction and will be located directly adjacent to a ground-mounted emergency generator. This enclosure faces the North property line (tall blank concrete wall of parking structure) and does not face the public way.

7. Replacement or restoration of 1970's addition exterior plaster.
Impact: Replacing existing plaster with new plaster of the same texture or finish does not modify the original construction and therefore has no impact on the exterior of the building.

8. Exterior color palette including plaster color, metal trim color, window frame color, and apparatus bay door color.
Impact: It appears that the original building was painted predominantly white with a dark gray brick base. There is no documentation as to the original accent colors of the windows and apparatus bay doors. Over the years, the color scheme has been changed to a mixture of beige walls with brown accents and dark bronze aluminum. Providing a new and historically correct color palette to the renovation modifies the original construction with the intent of restoring the architecture of the PWA Moderne architectural style.

9. New trash enclosure at Northeast corner of property.
Impact: The current existing condition stores trash bins along the North property line directly adjacent to and in full view from the D Street public way. A new trash enclosure is proposed for this location designed per Appendix B SPAR Design Guidelines with modifications necessary to meet existing site conditions and appearance of the PWA Moderne architectural style. Site analysis has concluded that this is the only viable location onsite for such an enclosure. Although this does impact the property, the result of enclosing the trash bins and hidden from public view is deemed as a significant improvement from the current condition.

CONCLUSION

Consideration of the proposed improvements required a delicate balance between renovating the building to incorporate building life-safety upgrades and meeting the operational needs of a functioning fire station, while avoiding a significant impact to the historical elements of the building.

After analysis and review, the primary impacts to the exterior of Petaluma FS1 can be summarized as 1) Apparatus Bay door replacement, 2) Window replacement, and 3) Building color palate. Each of these building elements proposed as part of the overall Petaluma FS1 building renovation are intended to either retain or complement the original PWA Moderne design style as envisioned by Brainerd Jones, Impact of these improvements will be mitigated by the design and specification of materials and finishes that complement or restore original features of the building design and eliminate several non-contributing elements introduced during and after the 1970's building addition.

Exterior building improvements to the West and North building elevations are not considered as impactful to the project due to the limited exposure to the public way caused by the adjacent parking structure. These West and North side-yards are restricted from public access and provide a perfect opportunity to locate required “back of house” equipment and operational features necessary for Petaluma FS1 to continue to operate as a functioning fire station for the next several decades.

As noted throughout this report, there have been a significant number of non-contributing alterations made to the building since its original construction in 1938. These non-contributing elements make it difficult to justify applying a broad historical restoration standard to the project and the noted proposed changes. Once the project is completed, the City of Petaluma may then elect to re-evaluate the building elements as Significant, Contributing, or Non-contributing in preparation to consider Petaluma FS1 as a registered historical structure within the community.

APPENDICIES

APPENDIX A – Original 1938 Drawings (See Separate File Attachment)

APPENDIX B – Photo Essay of Existing Conditions



Limited view of West Side Yard from Public Way - Source: Report Author



Interior view of West Side Yard – Source: Report Author



Overhead View of West Side Yard – Source: Report Author



Limited view of North Side Yard – Source: Report Author



Overhead View of North Side Yard – Source: Report Author



*North side yard emergency generator. Air compressor to be located adjacent to generator
Source: Report Author*



View of window and grille to be replaced with man door and grille – Source: Report Author



View of North Side Yard exhaust fan and ductwork as seen from the Public Way – Source: Report Author



*View of second floor South facing windows requiring replacement to meet exiting requirements
Source: Report Author*



*View of second floor East facing windows scheduled for replacement. Note degraded window sills
Source: Report Author*



Interior view of degraded West facing windows – Source: Report Author



Exterior view of degraded South facing windows – Source: Report Author



View of degraded window hardware – Source: Report Author



*View of second floor South facing window requiring replacement to meet exiting requirements
Source: Report Author*



View of first floor South elevation 1970's aluminum window along Public Way – Source: Report Author



View of first floor South elevation 1970's aluminum window and steel exhaust grille – Source: Report Author



View of South elevation plaster cracks – Source: Report Author



View of South elevation plaster cracks – Source: Report Author



View of West elevation original 1938 kitchen exhaust hood with grease stains – Source: Report Author



View of East elevation aluminum apparatus bay doors to be replaced – Source: Report Author



Current trash storage facing D street public way – Source: Report Author



Current trash storage facing D street public way – Source: Report Author