

CITY OF PETALUMA

"A" STREET HISTORIC DISTRICT
PRESERVATION GUIDELINES AND STANDARDS

COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT
11 ENGLISH STREET
PETALUMA, CALIFORNIA 94952

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Sketches of Historic Structures by Ross Parkerson

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Resolution No. 86-274 N.C.S.
of the City of Petaluma, California

A RESOLUTION ADOPTING THE PRESERVATION GUIDELINES AND
STANDARDS FOR THE "A" STREET HISTORIC DISTRICT

WHEREAS, by Ordinance No. 1666 N.C.S., the "A" Street Historic District project area was zoned to create an Historic Overlay District (H-1); and

WHEREAS, by action taken on July 22, 1986, the Planning Commission considered and forwarded a recommendation to the City Council on the Preservation Guidelines and Standards for the "A" Street Historic District; and

WHEREAS, the City Council finds that the requirements of California Environmental Quality Act Guidelines Section 15083 have been satisfied and hereby incorporates by reference the previously approved Negative Declaration.

WHEREAS, the City Council further finds that it is the intent of the district to preserve the "character" of the district, and not necessarily require historic or architectural perfection; and

WHEREAS, the City Council further finds that it is in the intent of the Council to recognize the budgetary limitations and constraints of the School District when applying said Preservation Guidelines and Standards for the Administrative Offices located within said District; and

WHEREAS, the City Council further finds that should the School District property revert to private ownership, enforcement of said Guidelines and Standards shall be as applied to all other properties within said District.

NOW, THEREFORE, BE IT RESOLVED that the "A" Street Historic District Preservation Guidelines and Standards, attached and identified as Exhibit "A", are hereby approved and adopted pursuant to Section 19A504 of Zoning Ordinance No. 1072 N.C.S., as amended.

Under the power and authority conferred upon this Council by the Charter of said City.

I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a (Regular) ~~Ordinary~~ (Special) meeting on the 6th day of October, 1986, by the following vote:

Approved as to form

City Attorney

AYES: DAVIS, SOBEL, WOOLSEY, CAVANAGH, BALSHAW, VICE MAYOR TENCER, MAYOR MATTEI

NOES: -

ABSENT: -

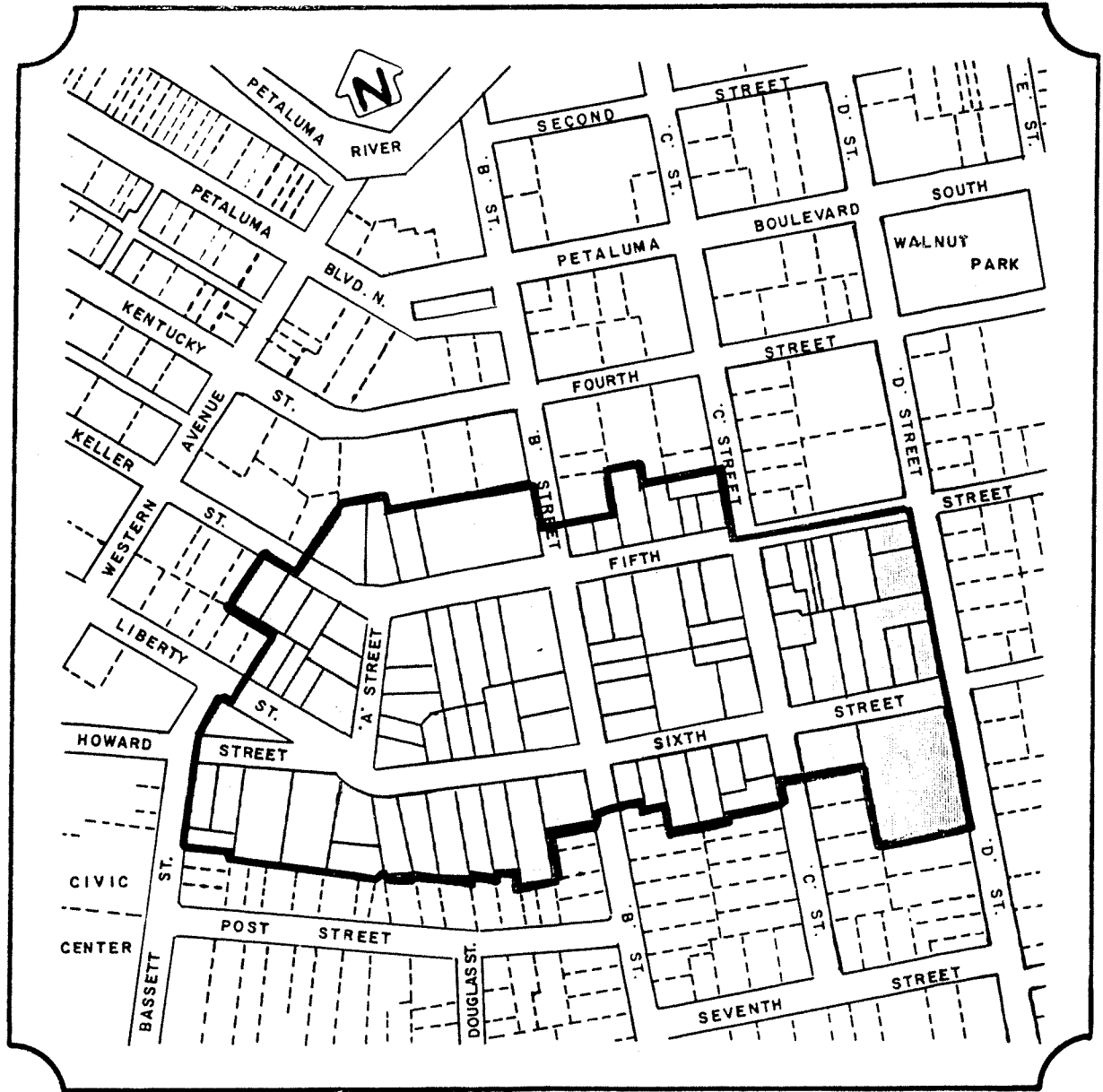
ATTEST:

City Clerk

Mayor

Council File 102-08
Res. No. 86-274

'A' Street Historic District



Boundary Map

PRESERVATION GUIDELINES AND STANDARDS

"A" Street Historic District Petaluma, California

I. INTRODUCTION AND DESCRIPTION

The "A" Street Historic District is an area of about six city blocks just east of Petaluma's "downtown" and Civic Center. The neighborhood is quite eclectic, both in occupancy and architectural styles. The District spans four zoning areas: C-C, Commercial; C-O, Office; R-1, Single Family Residential; and R-C, Compact Single Residential. Current uses in the District include homes, offices, churches, apartments, and a restaurant. Basically, the District consists of the buildings on both sides of Howard/Liberty/Sixth Streets and Keller/Fifth Streets between Bassett Street and "D" Street, and the portions of "A", "B", and "C" Streets between them. The unifying factors in the District include the age of the buildings, nearly all built before 1925, and their consistent architectural significance. Of the 77 buildings in the District, (excluding sheds and garages), 69 were built before 1925 and over half of those, (37), are listed on Petaluma's Historic Resources Inventory. In fact, almost every building in the District is important in contributing to an unbroken tapestry of pre-1925 structures, nearly all intact examples of their various styles.

The architectural styles within the "A" Street Historic District include examples of nearly every popular type between 1860 and

1925, as well as several transitional combinations. According to Petaluma's Architectural Heritage, by Dan Peterson, (1978), the District includes portions of the Brewster Commercial, Walnut Park, and Carpenter areas. The styles in the District listed on the Historic Resources Inventory include the following:

1. Greek Revival, (1850-1865): Usually two-story houses with a simple gabled roof of low to moderate pitch, the second-story windows extending into the gables. The cornice lines of roof and porches are emphasized with a wide band of molded trim which often wraps onto the gable ends for a short distance, (called a broken pediment). Porch columns are usually square. Trim is simple and angular. Windows typically have six panes in each sash and often a simplified pediment or crown above.
2. Gothic Revival, (1860-1880): Two- to three-story houses with steeply pitched roofs, usually with steep cross gables; gables commonly have ornately decorated (gingerbread) vergeboards. Walls extend straight into gables without horizontal trim. Windows commonly extend into gables, often with pointed arch, (Gothic), shape.
3. Italianate, (1860-1885): Two- or three-story houses (occasionally one-story); low-pitched roof with widely overhanging eaves having decorative brackets; or wide projecting cornice with decorative brackets on flat front, concealing flat or low-pitched roof behind. Tall, narrow windows with elaborate crowns, sometimes curved or arched above, are typical.
4. Stick Style, (1880-1890): Invariably all-wood construction, with gabled roof, usually steep-pitched with cross gables. Often decorative trusses are at gable apexes; overhanging eaves usually have exposed rafter ends. Porches have diagonal or curved braces, and often elaborate jigsawed or fretwork balustrades or trim.
5. Queen Anne, (1880-1910): One- to five-story houses with steeply pitched roof of irregular shape, usually with a dominant front-facing gable. Distinctive features are patterned shingles, cutaway bay windows, asymmetrical facade, towers, one or more porches with elaborate spindlework or carved brackets. Other frequent features

are stained glass, applied sawnwork, plaster, or terra cotta ornamentation, and milled stock-wood trim.

6. Shingle Style, (1880-1900): Wall cladding and (original) roofing of continuous wood shingles, (shingles may occur only above first story); no corner boards; asymmetrical facade with irregular, steeply-pitched roof line. Curving walls and half-towers are common. Eyebrow windows and Palladian windows are frequent decorative details. Decorative trim is minimal. Romanesque arches may be used on porches or entrances.

7. Colonial Revival, (1880-1940): One- to three-story houses featuring an accentuated front door with decorative crown or pediment on pilasters or columns, and sidelights or fanlights at door. Facade is generally with (usually) center door; double-hung windows, often with multiple panes, frequently in adjacent pairs; also Palladian windows. Classical trim such as pilasters, architraves and entablatures, is typical.

8. Georgian Revival, (a subtype of Colonial Revival): Facade is strictly symmetrical. Elaborate decorative crown over front door; molded, unadorned or simply adorned cornice; pediments or molding similar to cornices above windows; two-story pilasters; and dentil trim are identifying features.

9. Neo-Classic Revival, (1895-1950): Facade is dominated by full-height porch with roof supported by classical columns, (Doric or Corinthian, typically); facade symmetrical; much used for institutional structures.

10. Craftsman, (1905-1930): One- or two-story buildings with low-pitched, gabled roof, (occasionally hipped), with wide unenclosed eave overhang and exposed rafters. Often decorative non-functional beams or braces appear to support gables. Porches usually have tapered square columns. "Hand-crafted" construction materials are sometimes used, such as clinker brick, fieldstone, or coarse stucco.

11. Spanish Colonial Revival, (1915-1940): One- or two-story buildings with low-pitched red tile roof with little or no eave overhang; stucco wall surface; usually asymmetrical facade; one or more prominent arches in facade. Windows are often set into recesses in the wall. Tile and terra cotta trim are common.

12. Period Revival, (1920-1940): This is a very diverse category, typified by often mixed eclectic style characteristics drawn from many historic sources, such as English thatch cottage, Tudor, Swiss chalet, as well as features of Colonial and Spanish Colonial Revival styles.

The District's wide diversity of architectural styles co-exist in a harmony of scale and material. They illustrate a cross-section of architectural history over the 65-year period of the neighborhood's development. While there are institutional structures as well as a few very impressive homes in the District, all have fairly down-to-earth, human scale, and are of straight-forward, unostentatious design, built with simple, basic materials such as wood and clay.

In general, except for towers and steeples, buildings in the "A" Street Historic District are one or two stories in height, of wood frame construction. Most buildings are sided and trimmed with wood and/or wood shingles, while a few are stucco. Windows are uniformly wood-framed, and of either double-hung or casement operation. Elegance of design in this area is primarily achieved through simplicity rather than through intricate ornamentation or by means of complicated massing of architectural forms.

The "A" Street Historic District is a distinctively representative slice of Petaluma's past, in nearly untouched condition.

II. PURPOSE OF HISTORIC AND CULTURAL PRESERVATION COMMITTEE REVIEW

The purpose of preservation review is to secure compliance with the Zoning Ordinance and to promote the general welfare of the City of Petaluma, as called for in Article 17.

The intent of these preservation guidelines and standards is to ensure that the characteristics which justify designation of the "A" Street Historic District are maintained. Thus, it is crucial that the existing harmony of proportions and materials be enhanced rather than interrupted by new construction, reconstruction, alterations, or additions. Style characteristics of each individual structure must remain within the vocabulary of details consistent with its particular style. Construction, reconstruction, or rehabilitation of any building within the Historic District must be accomplished within the parameters of scale, materials and detailing typical of pre-1930 structures, and must be of a design that is consistent and derivative of one of the styles authentic to the District. Accessory structures such as garages, sheds, barns and gazebos, as well as principal structures, must be treated in accordance with these guidelines and standards.

III. APPLICATION OF GUIDELINES AND STANDARDS

A. Conformity

Construction, alteration, demolition or removal work for which a City permit is required is prohibited in a designated Historic District unless reviewed by the Historic and Cultural Preservation Committee and approval by the Planning Commission has been granted.

(Section 17-410)

B. Permit required

No person shall do any construction of any type within a historic district unless excepted by the designating ordinance or of a type which does not affect the exterior appearance of the district or any structure in the district without first obtaining review by the Historic and Cultural Preservation Committee and grant of a permit from the Planning Commission.

(Section 17-501 and 17-501.3)

C. Permit application

Application shall include plans and specifications showing the proposed exterior appearance, color, and texture of materials, and the proposed architectural design of the exterior of the structure. Where required, applications shall also show the relationship of the proposed work to the environs. If the application does not provide sufficient information for review by

the Historic and Cultural Preservation Committee, the Department of Community Development shall request the omitted information from the applicant, and the applicant shall supply it.

(Section 17-502)

The proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship in terms of harmony and appropriateness with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural, or aesthetic interest or value of the district.

(Section 17-507.2)

D. Overlay zoning

Controls and standards established in this document are intended to override requirements of the base zoning district in such cases as there is a discrepancy or conflict between the respective requirements.

(As per Section 17-403)

IV. STANDARDS FOR REVIEW

All construction work on existing buildings is to be reviewed for consistency with "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," (1983 edition), in particular, pp. 12-32, and 43-57, which are made a part of these guidelines and standards (Section V.).. Actions noted therein as "Recommended" or "Not Recommended" are to be construed for the purposes of these guidelines and standards as "Required, if possible," and "Not Permitted," respectively.

The guidelines which follow apply to new construction or major reconstruction, and are intended to summarize and extend the Secretary of the Interior's Standards to those situations not addressed therein.

A. Architectural

1. Style: No structure listed on the "A" Street Historic District Inventory is to be altered from or reconstructed in anything other than its original architectural style. New buildings, or existing structures not previously listed on the District Inventory and being rehabilitated, are to be in a style derivative of one of the District's authentic styles, as listed in Section I. Except where they are of historic significance in their own right, accessory structures are to match their principal structures in style.

2. Design: All additions, restorations, alterations or reconstructions are to be consistent with the structure's original design. In the case of structures built after 1930, the design will be evaluated for internal consistency and straightforwardness, as well as for adherence to a particular style theme derived from one of the District's authentic styles.

Architectural design features on the sides and rear of a building must remain consistent with the front facade. Eclectic assemblages of architectural motifs, or "tacked-on" details designed to artificially back-date a building to some arbitrary earlier period are not acceptable for this District.

Since a neighborhood is an organic entity, there may be historic structures which have additions dating from a later era than the original "core" of the building. To maintain these later additions in their own historic period can be as valid as a full-scale restoration to a building's original design. Structures which are entirely new, or which have been built in the recent past, (since 1940[±]), can enhance the neighborhood through use of scale, materials, and design motifs drawn from one of the inventoried styles, while still projecting an original and current design.

3. Arrangement:

- a. Setback: No building is to be set further forward on its lot than the average of the immediately adjacent building setbacks. The front wall of the structure should be no further back from the street than either adjacent building, (other than garages and sheds).
- b. Side yards: Attention should be given to maintaining the rhythm of solid mass to open space along the front of a particular block face; i.e., side yards are to be similar in proportion to those of the immediate neighborhood.
- c. Height: The height of a new structure or addition is to be within 20% of the average height of immediately adjacent buildings.
- d. Roofline: Roofslope, eaveline, etc. are to be evaluated in terms of consistency with the immediate neighborhood.
- e. Facade: Rhythm of voids to solids in the facade will be kept similar to facade proportions in the immediate neighborhood. The overall proportions of the front facade of a new structure should be considered in relation to those of facades in the immediate neighborhood. For instance, height, width, and location (i.e., centered?) of the entry should be harmonious with

the immediate neighbors. This would include proportions and location of porches and/or entry stairs. Proportions and orientation of window openings should be evaluated in relation to adjacent structures also. In this neighborhood, horizontal format windows would almost never be appropriate, although horizontal bands of vertical windows could be entirely appropriate within the context of certain distinct styles, such as Craftsman, Tudor, etc.

4. Texture and materials: Roofing, siding and trim materials should be as historically accurate as possible. That is, original materials are to be preserved, restored, or replaced in kind. Where no original materials exist, new materials of historically appropriate texture and proportion are to be used. Architectural details such as cornices, finials, brackets, balustrades, chimneys, fretwork, mouldings, arches, quoins, bargeboards, etc., are pivotal in establishing and delineating architectural styles, and must be retained, restored, or reproduced as authentically as possible.

Texture is also a product of the spacing and relationship of voids to solids in such elements as balustrades, exterior stairs, brackets, fretwork, etc. In this regard, the proportions of the original or of an authentic neighbor are to be followed. Spindly railings, wide-spaced banisters and open risers on stairways are inappropriate.

Materials or textures which never existed in the pre-1930 historical context of the District are not to be used; i.e., aluminum-frame windows and doors, "slumpstone," Stucco-stone," "Texture 1-11" siding, "Tex-Cote" paint, asbestos shingle siding, aluminum siding, or other obviously synthetic materials.

5. Color: The color scheme should be harmonious with surrounding structures and consistent with the architectural time period of the building. Reference works on period color schemes are available, and shall be consulted. Old photographs of your building, or similar ones, can provide good clues as to the number of colors and relative tonalities, (dark or light), to use.

B. Accessory Fixtures

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

C. Landscape

Old photographs of the neighborhood contain a wealth of examples of period landscaping, fencing and paving.

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

Reference works on period gardening are available. Mature trees are to be preserved whenever possible, particularly street trees.

3. Paving: Paving materials should be consistent with the building architecture and with the immediate neighborhood. Period-style pavings such as brick, rolled gravel, or field-stone are encouraged. No more than the greater of 200 square feet or one-third of the front yard of any lot should be hard-surfaced.

D. Signs

1. The design, color, and texture of signs shall be coordinated with the historic building.
2. All signs shall conform to the Sign Section of the City of Petaluma Zoning Ordinance.
3. External spot or floodlighting shall be arranged so that the light source is screened from public view.