



City of Petaluma

OAKHILL-BREWSTER HISTORIC DISTRICT



200 Prospect Street

Parkman '88

PRESERVATION GUIDELINES & STANDARDS

April 2, 1990

City of Petaluma
Planning Department
11 English Street
Petaluma, CA 94952

Oakhill/Brewster Historic District Preservation Guidelines and Standards

City Council

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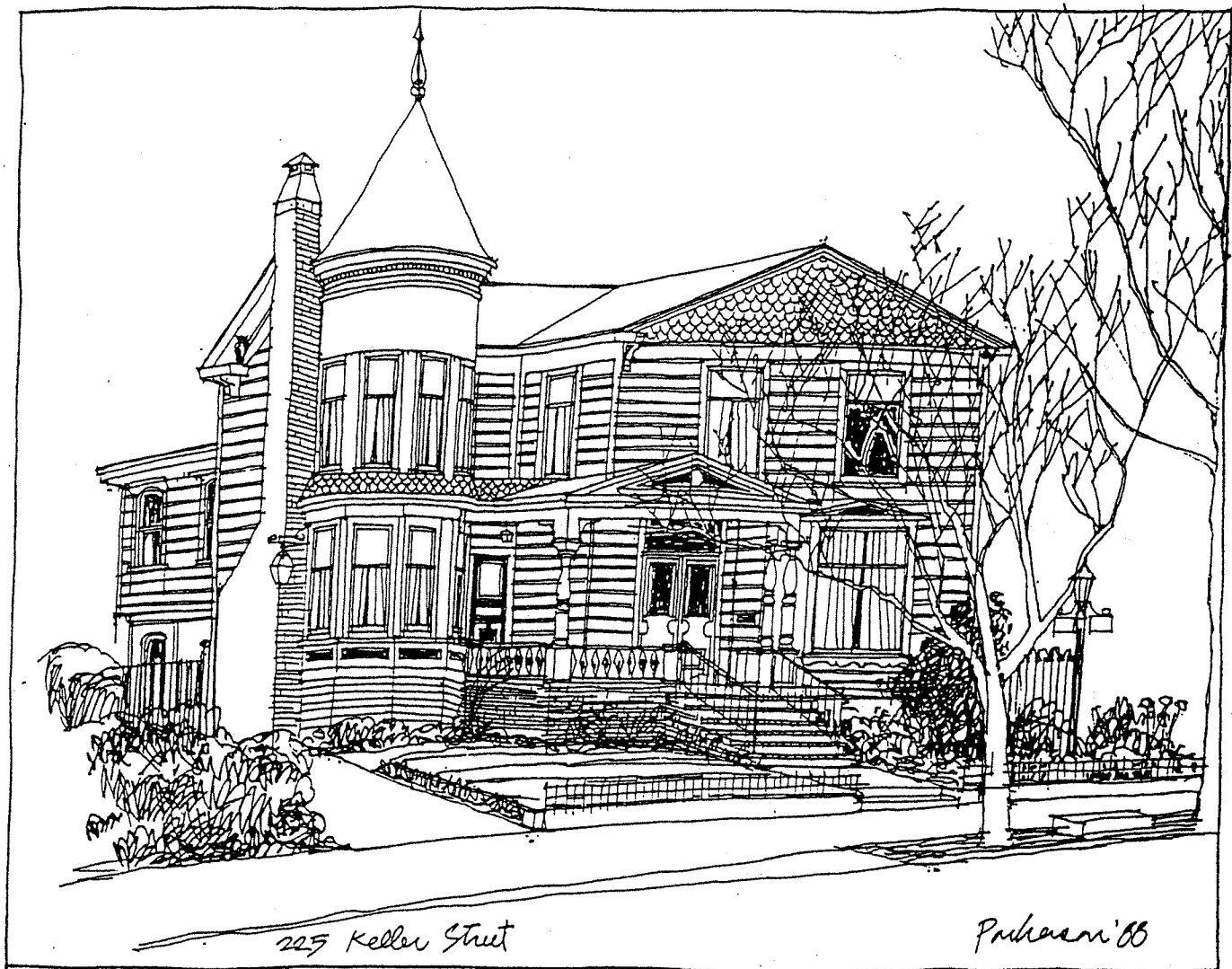
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December 1991



225 Keller Street

Parker '05

Resolution No. 90-95 N.C.S.
of the City of Petaluma, California

A RESOLUTION ADOPTING THE PRESERVATION GUIDELINES
AND STANDARDS FOR THE OAK HILL/BREWSTER HISTORIC DISTRICT

WHEREAS, by Ordinance No. 1796 N.C.S., the Oak Hill/Brewster Historic District project area was zoned to create an Historic Overlay District (H-2); and

WHEREAS, by action taken on February 27, 1990, the Planning Commission considered and forwarded a recommendation to the City Council on the Preservation Guidelines and Standards for the Oak Hill/Brewster 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 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 said guidelines and standards shall be applied to all properties within said District; and

WHEREAS, the City Council further finds that said guidelines and standards are consistent with the General Plan and Zoning Ordinance; and

WHEREAS, the City Council finds that the guidelines and standards have been revised to allow greater flexibility on minor alterations to structures; and

WHEREAS, the City Council further finds that there is sufficient opportunity for individuals to appeal design decisions of the Historic and Cultural Preservation Committee to the City Council;

NOW, THEREFORE, BE IT RESOLVED that the Oak Hill/Brewster Historic District Preservation Guidelines and Standards, attached and identified as Exhibit "A", are hereby approved and adopted pursuant to Section 17 of Zoning Ordinance No. 1072 N.C.S., as amended.

oakhill2 / council-1

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

REFERENCE:

I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a (Regular) (~~Adjourned~~) (~~Special~~) meeting on the 2nd day of April, 1990 by the following vote:

Approved as to form

City Attorney

AYES: Tencer, Woolsey, Balshaw, Davis, Vice Mayor Sobel, Mayor Hilligoss

NOES: Cavanagh

ABSENT: None

ATTEST:

City Clerk

Mayor

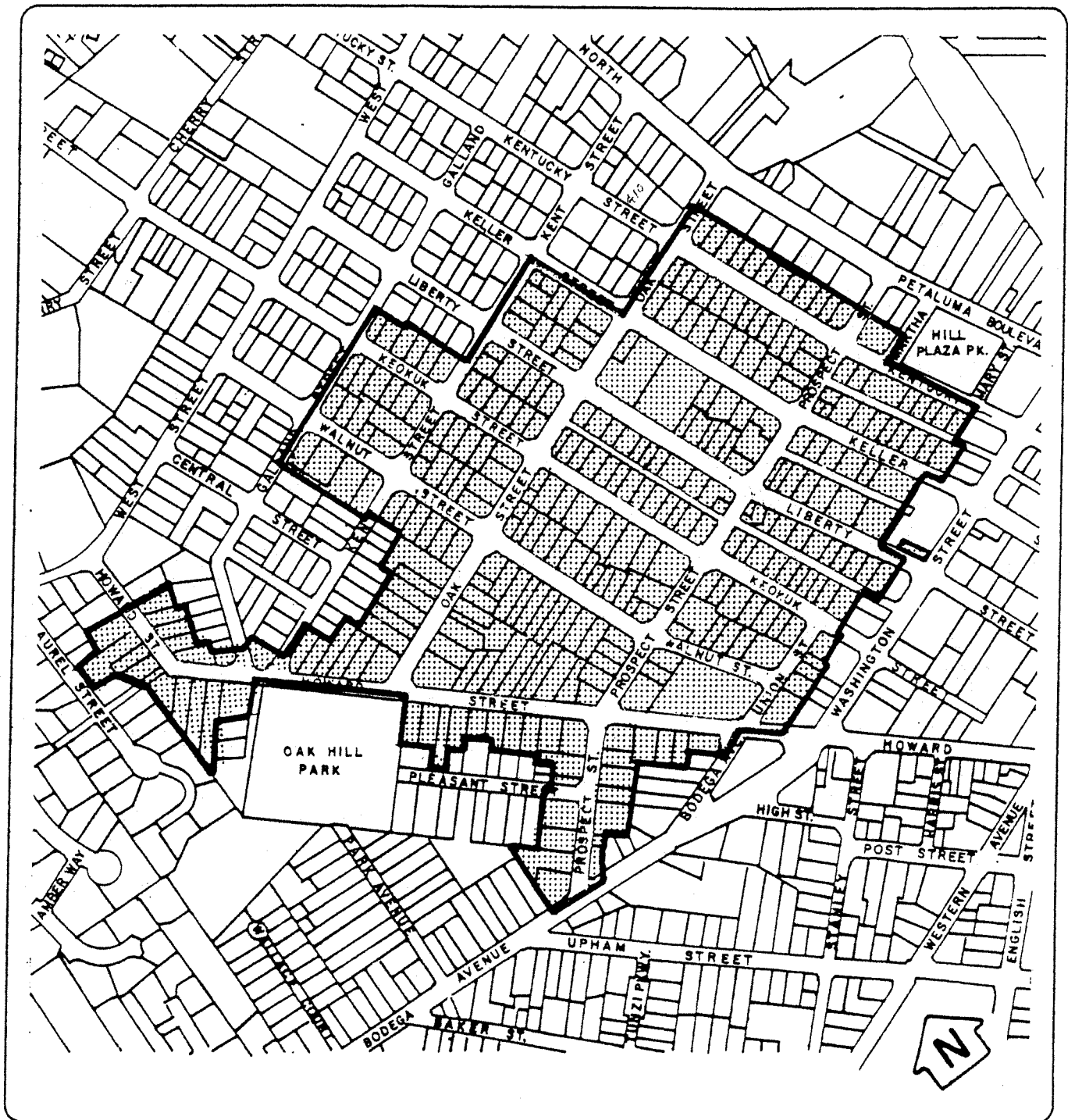
Council File 1
Res. No. 90-95 N.C.S.



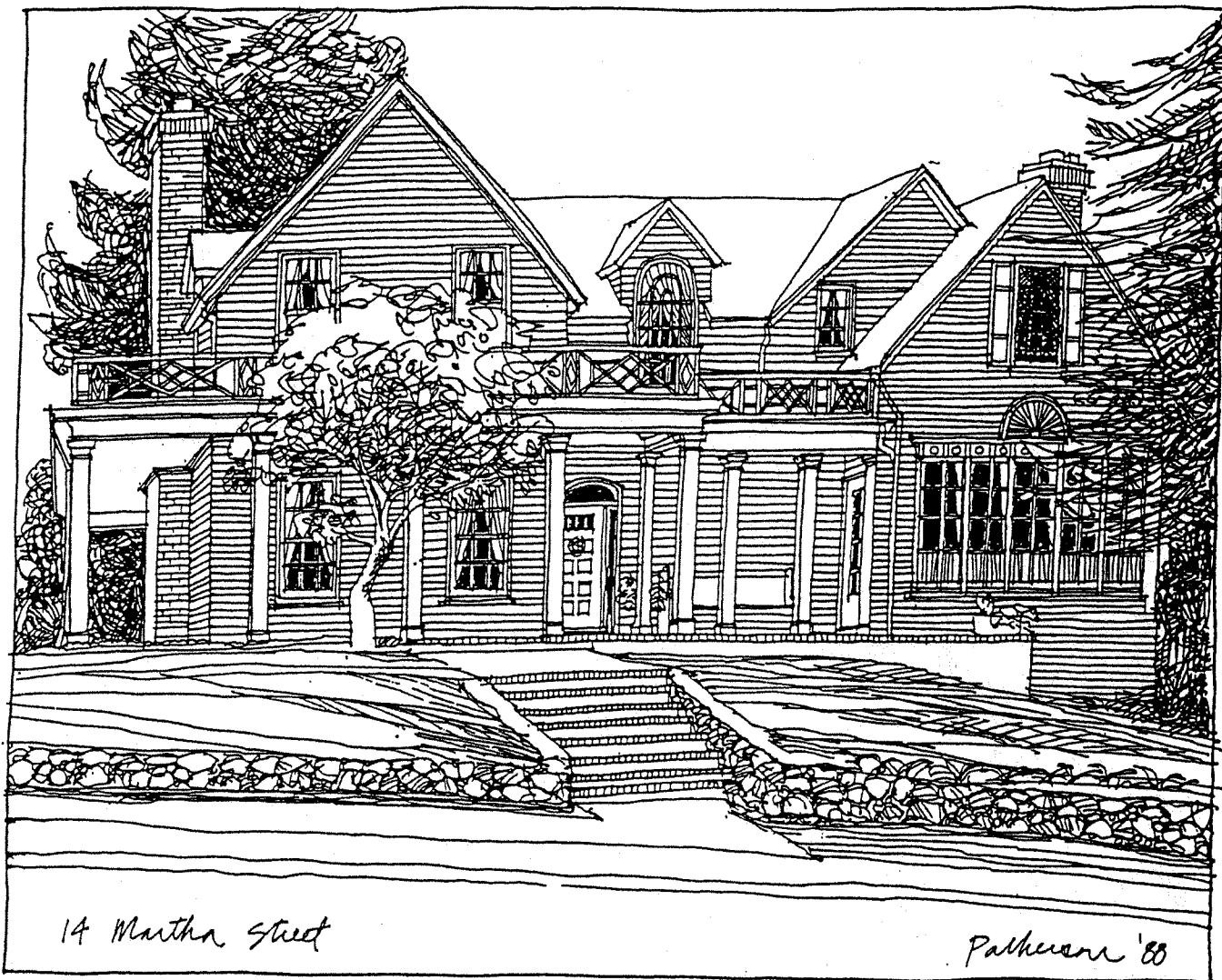
319 Kerkhuk Street.

Parkman '08

OAKHILL-BREWSTER HISTORIC DISTRICT



BOUNDARY MAP



14 Martha Street

Parker '88

Preservation Guidelines and Standards

Oakhill/Brewster Historic District
Petaluma, California

I. INTRODUCTION AND DESCRIPTION

The Oakhill/Brewster residential district, with its great diversity of architectural styles, vividly portrays the historic evolution of Petaluma homes. Encompassing one of the earliest residential portions of Petaluma, and still a dynamic and desirable neighborhood, this district gives the viewer an awareness of the continuity of Petaluma's architectural heritage.

There are a few locations, such as the west side of the 300 and 500 blocks of Howard Street and the east side of the 200 block of Liberty Street where clusters of very impressive homes are seen. Otherwise, most blocks consist of modest to moderately substantial homes of successive historic periods along with a few "mansions". Most block faces show excellent continuity of period, form, and scale within each block. Taken as a whole, the neighborhood forms a nearly continuous fabric of a century of vintage architecture, representing most major residential styles from the 1850's through the 1980's. The more modest dwellings provide an appropriate setting to the elaborate homes scattered throughout, which in turn lend some of their elegance to their surroundings.

Oakhill/Brewster is almost entirely residential, with the exception of two school sites, and a few professional offices on the periphery. By far most of the dwellings are single-family homes, although there are several apartment buildings, and about a dozen duplexes, as well as about a dozen rear-yard cottages. Most residences have detached garages in rear of lot. With few exceptions, street trees are noticeably lacking, making overhead utility lines unpleasantly noticeable. There are virtually no street trees on Liberty Street. Nonetheless, the narrowness of most of the streets, and the short length of most blocks, gives a very cozy neighborhood feeling to the entire district. Lots are generally fairly small, and this consistency of use and size has resulted in a compatibility of building scale throughout the 140-year history of the neighborhood. A few multi-unit dwellings and professional buildings, on in-fill lots, ignore the adjacent architectural styles of the streetscape. Presently, there are just three vacant lots.

Features which help to provide visual consistency throughout the district are the cobblestone curbs and gutters, and the rusticated ashlar retaining walls at the sidewalk. There is a high degree of owner-occupancy in the neighborhood, and this is no doubt responsible for the high proportion of well-maintained properties, regardless of size. There is a great deal of potential for future appreciation in value even for the few unimpressive and neglected properties, as nearly all possess significant architectural and historical value. Historic district zoning has been shown to consistently increase property values, in part by encouraging historic restoration of buildings.

The earliest documented structure in the district is the Goshen house at 619 Prospect Street, built prior to 1856, and new buildings have been built right up until the 1980's, with every intervening decade represented. Many very early structures have been incorporated into larger, relatively "newer" buildings, although in most such cases, enough of the historic fabric remains to provide clues to the interested observer. Not to be overlooked are the many early barns, clear testament to Petaluma's agricultural past. The stability of this neighborhood may be read in the general integrity of even those structures which have been altered or "improved" over the years. For the most part, these changes have been respectful of the original identity of the buildings, or are reversible. Historic architectural integrity is critical to continued neighborhood integrity. In this district, very few resources have been so thoroughly "remodeled" as to make restoration unfeasible. Thoughtful preservation will help maintain the value of the all the structures.

Historic buildings and their settings are preserved for a number of reasons, including the enrichment of cultural and architectural identity, the maintenance of a sense of place and character, and the stabilization of property values. One of the tools for protecting an historic setting is to create an historic district and require than any changes to the exterior character be approved by an appointed design review board. This review board could be made up in a variety of ways, including property owners in the neighborhood as well as qualified design professionals from the community. The main considerations should be architectural history and integrity with realistic goals and standards.

This architectural inventory is intended to be an overview of the district based on descriptions of the individual structures. A summary of the architectural styles encountered follows.

Architectural styles in the Oakhill/Brewster Historic District span the gamut of popular styles from 1850 to 1990. Since this is a residential neighborhood which has grown as an organic entity over time, many transitional expressions of concurrently popular styles are evident. Wherever possible, style designations in the accompanying survey are based on the most predominant characteristics of the structure. The term "vernacular" has been reserved for those structures with little or no discernible style attributes, although by a broader definition, nearly every structure in the district, composed primarily of modest, builder-built structures, is a vernacular design. Dates given are the periods when these styles were most popular in the area. Specific examples may have been constructed a few years earlier or later. Observed architectural styles include:

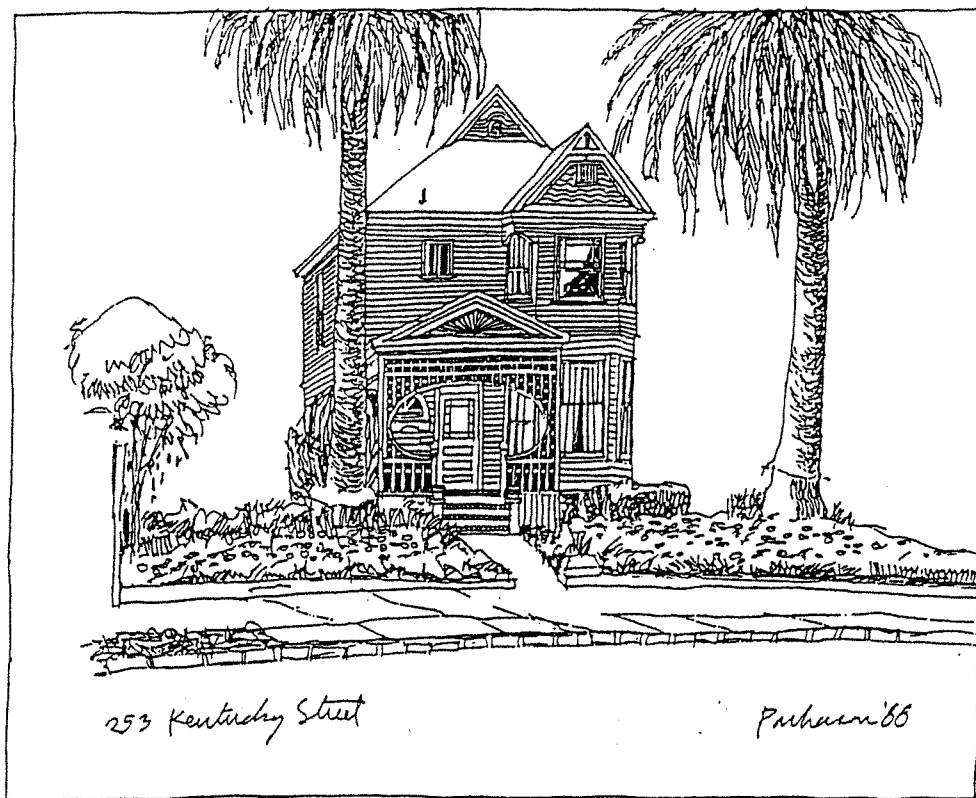
1. Greek Revival (1850 - 1865): One and one-half or two story houses with a simple gable roof of moderate pitch. Gables can be at front or side. The roofline is emphasized with a wide band of molded trim, or even a simple box cornice, which often "returns" a short distance onto the gable. Porch columns are usually slender and square, with a simple built-up capital and base. Trim is simple and angular. Windows typically have six panes in each sash, double hung, although narrow casement windows are occasionally seen also, and often a simplified crown or pediment at the cap.
2. Gothic Revival (1860 - 1880): Two to three story houses with moderate to steeply pitched roofs, usually with steep cross gables. Walls extend straight into gables, without horizontal trim. Windows commonly extend into gables, often with a pointed-arch (Gothic) shape. Ornate "gingerbread" on the vergeboard is typical.

3. Italianate (1860 - 1885): Low-pitched gables or hip roofs on otherwise vertically oriented structures. Hip roofs are often truncated, with a molded cornice at both top and eaves. Eaves are enclosed with flat horizontal soffits, which are supported by ornate brackets on a frieze. Trim is elaborated classical motifs, in an attenuated vertical expression. Pediments are a typical detail, often suggested by cornice returns at gables or cross-gables. Tall, narrow windows, sometimes curved or arched at top, usually have molded crowns or elaborate bracketed hoods. Two narrow vertical panes in each sash, or less commonly four with cross-muntins, are typical.
4. Stick Style (1880 - 1890): All wood and proud of it. Gabled roof of moderate to steep pitch. A variety of milled siding textures and applied trims outlining surface changes, fretwork and spindles in gable fillets and porch friezes, and large ornate brackets of various designs are characteristic.
5. Queen Anne (1880 - 1910): One to three story houses with moderate to steeply pitched hip roof of irregular shape, usually with a dominant front-facing gable. Distinctive features are milled stock wood trim, pattern cut shingles cutaway bay windows with brackets and pendants, towers, fanciful porches, and lacy jigsawed trim. Stained glass is also common.
6. Shingle Style (1880 - 1910): Wall cladding and (original) roofing of continuous wood shingles, sometimes only above the first story. Flowing curves are characteristic of the building forms and/or the laying of the shingles. Steeply pitched roof, often with dormers of various shapes. Decorative trim is restrained, either simply Romanesque classical forms or rudimentary. The variant most commonly seen in the Oakhill/Brewster district has a steep front gable, usually segmented horizontally, with a pent roof.
7. Beaux Arts (1885 - 1940): Usually institutional structures of stucco, brick, or stone. Parapeted flat roof buildings are generally simple in plan, with lavishly elaborated classical trim.
8. Italian Renaissance Revival (1895 - 1935): Symmetrical masonry structures with low-pitched hip roof with wide eaves on large decorative brackets. Simple fenestration, commonly with arches at the first story.
9. Classical Revival (1895 - 1915): One or two story house on a raised foundation, with hip roof and tiny dormer(s). Detailing is classical, with shortened columns resting on a solid porch railing. Porches are usually recessed within the rectangular plan. Shallow bay windows are common.
10. Prairie (1900 - 1920): Horizontal lines are emphasized with wide overhanging eaves, grouped bands of windows, and strong horizontal detailing on these typically two story houses, often with one story wings or porches.
11. Craftsman (1905 - 1930): "Hand-crafted" materials and forms are characteristic, along with low-pitched spreading gable or hip roofs intended to convey a feeling of unity with the site. Materials include rough stucco, clinker brick, cobblestones, and shingles, as well as standard milled wood sidings. Trim usually includes decorative expressions of structural elements,

such as rafters, beams, purlins, lintels, trusses, and braces, although these are often non-functional. Most commonly porches have tapered square piers or posts.

12. Colonial Revival (1910 - 1955): One or two story houses, very symmetrical, with (usually) a center door which is emphasized by a portico or crown with columns or pilasters, and sidelights or fanlight. Windows usually have multiple panes in each sash, and appear in adjacent pairs. The gambrel roof "Dutch Colonial" is a variant.
13. Eclectic Period Revival (1915 - 1940): 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 villas, etc.
14. International Style (1925 - 1985): Flat roofs, smooth wall surfaces without decorative door and window trim, and free-floating "curtain walls" are characteristic. Blocky cantilevered projections are common.
15. War-era Suburban (1940 - 1950): Minimally detailed traditional one or two story houses, with low to moderate pitch gable roofs with close eaves and very little decorative trim. Horizontally divided windows are common. What detailing there is, is generally reminiscent of period revival styles.
16. Ranch Style (1940 - 1975): Originated in California, these one story houses feature long, low, "rambling" forms. Facades are wide and asymmetrical under a low-pitched gable or hip roof, often with a garage as an integral part of the house.





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 Oakhill/Brewster 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.

Exterior building or demolition application with the Oakhill/Brewster Historic District will trigger review by the Historic and Cultural Preservation Committee (SPARC plus two "historic" members) with the following exceptions:

1. Minor construction and reconstruction can be administratively approved.
2. Painting or repainting of exterior surfaces, reroofing, fencing, landscaping, glazing and installation of lighting fixtures are not regulated.
3. Emphasis of historic review is on portion visible to the public, with greater leeway permitted in areas not viewed by the "public at large".

III. APPLICATION OF GUIDELINES AND STANDARDS

The proposed Guidelines and Standards are specific in nature and intended to be stringent. In order to be effective in meeting the intent of preservation, they must be applied to all reconstruction and major remodeling, as well as to all new construction.

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. Planning Commission approval is not required after Cultural and Historic Preservation Committee review.

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.

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 Planning Department 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 (Section 17-403).

This historic district designation is an overlay zoning. Properties within this district are still subject to the base zoning requirements, Municipal Code, Uniform Building Code, etc. Within this historic district, the Historic Building Code may prevail, but any deviation from the Uniform Building Code in effect at the time shall be considered on a case-by-case basis.

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). A brief summary of the Standards is as follows:

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.
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.
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 building, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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 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 Oakhill/Brewster District Inventory is to be altered from or reconstructed in anything other than its original architectural style. Except where they are of historic significance in their own right, accessory structures are to match their principal structures in 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.

All structures deemed totally destroyed will be rebuilt to approximate one of the styles listed on the Historic Resource Inventory unless one of the following occur:

- a. The cost to rebuild in any one of the designated styles will exceed by 10% the cost to rebuild in the same style as presently existing; and,
 - b. There are no insurance proceeds to cover the difference.
2. **Design:** All additions, restoration, 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.

Street tree planter strips shall be maintained or, where feasible, recreated or created. Selection of street trees shall be subject to staff approval. It is desirable to continue with the same species in the neighborhood to create a continuous visual effect.

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 fieldstone 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. Cobblestone curbs shall be retained and repaired if necessary. Sidewalks shall be repaired if the scope of the project justifies the expense, otherwise, they shall be patched subject to staff approval.

D. Public Access Easement Dedication on Alleys

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. No fences or structures shall be permitted within this easement.

This will allow for the widening of the alleys from ten feet to twenty feet. This will permit rear yard access to garages and parking areas as well as sufficient width to permit two-way traffic in the alleys. The subject parcels are within the area defined by the east side of Keokuk Street to the west side of Kentucky Street between Washington and Prospect Streets and the area between the east side of Keokuk Street and the west side of Liberty Street between Prospect and Oak Streets (see illustration).

E. 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's Zoning Ordinance.
3. External spot or floodlighting shall be arranged so that the light source is screened from public view.

oakhill / oak
8/23/93

