

January 17, 2022

Silk Mill, Petaluma
Historical Summary and Project Evaluation

Introduction

This historical and project summary and evaluation provides planning information specific to a currently proposed addition at the subject property. This effort is based on and in part reiterates previous evaluative documentation prepared by the current historical architect for a recently completed historic rehabilitation and adaptive reuse project of the Silk Mill property and its building (Preservation Architecture, *The Petaluma Silk Mill Historic Structures Report*, April 24, 2009). Based thereon and following a lengthy process begun upon the Silk Mill's closure in 2006, the historic property and building were adapted for reuse as a hotel, which adaptation and rehabilitation were completed in late 2018.

Summary of Historical Significance (excerpted and updated from the 2009 Silk Mill HSR – see figs.1-6)

The Silk Mill's history and historical significance are well documented and firmly established via its 1986 listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The following Statement of Significance is from the NRHP record: *"Since 1892 the Petaluma Silk Mill, now Sunset Line & Twine Company, has been a prominent architectural landmark of the Petaluma industrial waterfront. Charles I. Havens (1849-1916), pioneer San Francisco architect, designed the industrial building, reminiscent of the Victorian New England mills. The enlargements, the first after the 1906 earthquake and the second in 1922, designed by noted Petaluma architect Brainerd Jones, were in compatible styling with the earlier portion of the mill. Sericulture, and more successfully, silk manufacturing were late 19th century manifestations of efforts in California to develop industry in the State. When San Francisco's Carlson-Currier Silk Manufacturing Company announced plans to relocate, in the early 1890s, enterprising Petaluma businessmen launched a successful community campaign to entice the mill to their growth-minded river town. Since then, the Old Silk Mill has symbolized industrial Petaluma, and its products have carried the town's name nationwide. First came silk thread and fine sewing products of Carlson-Currier and its successors; since 1940 the Sunset Line & Twine Company has produced silk and synthetic fishing lines and more recently specialized natural and synthetic cords and tapes for industry and government..."*

Details of the Silk Mill's NRHP listing also identify:

- The applicable criteria of significance is its association to local historical events, including industrial development, textile manufacturing, and transcontinental commerce (NR criterion A); and for its being a distinctive work of Late Victorian architecture (NR criterion 3).
- The areas of significance as architecture, commerce, and industry.
- Its period of significance as 1875-1924, with individually significant years of 1892, 1906 and 1922.

In addition to its identified historic significance, the Silk Mill maintains its integrity as a mill building and as a work of architecture.

In sum, the Main Building, Engine Rm. Building, Dye House, and Water Tank Structure are identified as primary historical resources. The Silk Mill site is not the primary conveyor of historical

significance, as there are few individual features or characteristics of the site that can be identified as historical. What site there is is largely open, improved yards that contribute little in terms of sense, feeling or quality to the historic significance, other than as the ground under and around the Silk Mill.

Areas that contribute to the significance of the historic resource are limited to the front yards, which have always had a formal relationship to the PSM and have been improved with designed landscaping. The Silk Mill's setting – its placement, orientation, and spatial relations to its vicinity – likewise contribute to the historical character and significance of the Silk Mill.

With regard to its larger historical setting, it is also important to note that the front of the Silk Mill faces and stands proximate to the Petaluma River, across which the historic downtown of the City of Petaluma stands. The Silk Mill's orientation and relationship to the river and the town are significant characteristics of this resource.

Silk Mill Architects and Builders

Architects and builders associated with the original and early construction of the Silk Mill include its original architect, Charles L. Havens; its original builders, Hedges & Paff; and the architect of its expansion, Brainerd Jones. The following brief bios for each are excerpted from a 1987 article published in *The Journal of the Sonoma County Historical Society*, under the authorship of Lucy Kortum.

Charles L Havens

“In 1892, the year he designed the Petaluma Silk Mill, Charles Havens had been in practice for ten years. San Francisco city directories indicate that he was first associated with Peter R. Schmidt. He established his own practice in 1886; from 1896 until his retirement in 1913 he was the senior partner in the firm of Havens & Toepke. He was admitted to the AIA in 1901 and was a member of the San Francisco chapter of AIA. Havens office in 1892 was at 55 Flood Building, and that year his listing in the City Directory included the notation “Architect, New City Hall.”

Among Havens' San Francisco works constructed prior in 1892 is a residence at 1381 South Van Ness, built in 1884 for his own use; today it is an inn. It is mentioned in [Here Today](#) and was included in a 1980 Victorian Alliance House tour, as was the 1885 residence he built for John F. English at 943 South Van Ness. The James Scobie residence at the corner of Fell and Steiner, built by Havens in 1891, is now known as the Ohlandt House and is part of the recently designated Alamo Square Historic District.

Havens and Toepke designed three buildings included in [Splendid Survivors](#); the 1908 Maskey Building, the 1909 Bartlett Doe Building and the 1913 Flatiron Building. Works of Havens no longer standing include the San Francisco Yacht Club of 1897, the San Mateo Elks Lodge, Mission High School, and the old Tanforan Racetrack buildings.

Havens' buildings over the decades may be said to be reflective of their times, including the 1880 Victorian Stick-style residences and the 1890s Queen Anne houses with various embellishments. Undated homes pictured in [California Architect and Engineer](#) include bungalow, “picturesque,” and elaborate Italianate styles. Downtown buildings evaluated in [Splendid Survivors](#) include Gothic and Renaissance/Baroque ornamentation, “verging on the Art Nouveau.” The Flatiron Building is probably his most notable accomplishment and is said to foreshadow the Halladie Building in its cornice. The 1892 Petaluma Silk Mill may be seen as typical of the 1890s nostalgic return to the past, with Havens selection of the Georgian style being appropriate to the silk mill function.

Havens' death on April 28, 1915, in Kenwood, was reported in that day's San Francisco Santa Rosa, and Petaluma newspapers, and in the May issue of California Architect and Engineer. These obituaries agree in describing Havens as a "pioneer architect," "one of San Francisco's foremost architects in the early days," and one who participated in the rebuilding of San Francisco after the earthquake. (Some also state that he was "school board architect," while others say he was "city architect" for twelve years. Both these designations are inaccurate, though; the former title did not exist, and he held the latter for just one year as architect for the City Hall Board. However, he did build many schools, as listed in California Architect and Building News.)

The Petaluma Silk Mill is not mentioned in Havens' obituaries, nor is it included in California Architect and Building News, although Havens often listed his buildings there. However, Havens' design of the Petaluma mill is documented by a bond dated March 11, 1892, in which the Carlson-Currier Company contracted with a group of Petaluma citizens to proceed "with all reasonable diligence" to complete a silk mill in Petaluma; drawings and plans for the building, dated March 14, 1892, and signed by Havens, J. P. Currier, and Hedges and Paff, the contractors; and the October 19, 1892 Petaluma Courier article naming Havens as the architect and illustrated by Havens' drawing of the building (said to be complete and almost ready to begin production)."

Brainerd Jones

"Brainerd Jones, Petaluma architect of the period 1898-1930, designed later additions to the Petaluma Silk Mill. Jones designed many recognized heritage homes in Petaluma and Santa Rosa; these were often characterized as Transitional and incorporated Craftsman detailing and columns. His public buildings are more frequently Classic Revival and include several schools, a downtown business block, the Elks Hall, and the Carnegie libraries in Petaluma and Healdsburg."

Hedges & Paff

"The signatures "Hedges" and "Hedges & Paff" on the Havens' plans are those of the contractor. The Paff Brothers appear in San Francisco city directories between 1890 and 1894 listed variously as carpenters, contractors, and architects. Ed Hedges was a Petaluma lumber dealer, and Camm & Hedges Lumber Yard became a substantial local firm. Hedges & Paff had offices at Hinshaw's New Block on Washington Street in 1891 and in 1892 also built "a \$5,000 residence on his ranch" for H. Mecham."

Historical Chronology

There are rare occasions when original drawings exist for pre-1906 buildings of the Bay Area, because many of the architects and engineers of that era resided in downtown San Francisco, and so many such documents were lost in the earthquake and fire. While Carlson and Currier's architect also worked out of downtown SF (Charles Havens drawings for the C&C mill are labeled, "C. I. Havens, 55 Flood Build'g, S.F."), it is fortunate that the drawings for the C&C mill were on the premises of the Silk Mill, so survived.

In addition to the original construction, major alterations are documented in the form of historical photos and drawings, including the following primary records documenting the building's construction (selected copies of which are attached to this HSR):

- 1892 Construction of C&C silk mill (per 9 sh. untitled architectural drawings by C. I. Havens, Arch., March 14, 1892).
- 1906 Fire of April 17, which destroyed the tannery adjacent to the Silk Mill;
Great S.F. Earthquake and Fire of April 18, which damaged the Silk Mill (north) tower;

- Extension of main building to north, with silk vault at first floor (per 2 sh. of drawings by Brainerd Jones entitled "Addition to Present Mill B'l'd'g of Carlson-Currier-Company).
- 1922 Main building south expansion (per 11 sheets of untitled and undated architectural drawings by Brainerd Jones, Arch.);
Fire sprinkler system extended, with new water tower addition (previous water tank located on roof above store room at rear of engine room) (per 2 sh. of engineering drawings for Belding Bros. & Co., by Automatic Sprinkler Company of America, Youngstown, Ohio, Sept. 3, 1922).

Other identifiable changes along with estimated dates include:

- c1906 Chimney shortened; and west tower vertical addition and roof reconstruction (no drawings exist for this repair/reconstruction, although it took place in the aftermath of 1906 and, based on historic photos, was completed sometime after the silk vault extension yet before the 1922 expansion)
- c1925 Western 1/2 of 1906 silk vault converted to offices (evidence for this alteration is the 1926 Sanborn Map, which shows the former space of the 1906 silk vault subdivided into offices at the west half of the space, and a vault yet remaining at the east half.)
- c1930 Addition of north entry and conversion of eastern half of 1906 silk vault to offices (evidence for this alteration is the addition of windows at the main building first floor, north end, which had been constructed without window openings in 1906, still had no windows immediately after the completion of the 1922 expansion or by the 1926 Sanborn Map, but by the late 1920s has windows.)

Remarkably, the historic facility supported 115 years of continuous use as a mill, with a subtle change of use – from silk spooling to synthetic/linen/cotton braiding – at about midstream (c1940), yet 3 owners:

- 1892-1917 Carson & Currier Co.
- 1917-1940 Belding Heminway Co.
- 1940-2006 Sunset Line & Twine

Descriptions

Setting and Site (figs. 7-12)

The Silk Mill is situated on a rectangular parcel of approximately 2.3 acres. Nearly two-fifths of the site area is occupied by structures, of which the Main Building occupies the lion's share, with a footprint in excess of 20,000 square feet. Moreover, at some 310 feet in length, the Main Building practically fills the site from side to side. The remaining site is consequently divided into front (south) and rear (north).

Across a paved parking lot that incorporates a short street, Erwin, and a small park at the southwest corner of the parcel, the Silk Mill building faces towards the south and to Lakeville Street. Shallow front yards span the building front before opening into a larger yard at the southeast corner of the site.

The west side of the main building directly faces Jefferson Street, which narrow side is separated by the width of a sidewalk. The Main Building's narrow east side faces a mechanical and electrical equipment yard.

Around the back, the site is divided into 2 distinct yards, west and east, separated by the rear wings of the historic building – the original Engine Rm. and Dye House buildings. The northwest yard is a landscaped parking lot from where the Silk Mill is today entered beneath the water tower structure that rises above the site. The northeast yard is another landscaped parking lot and a landscaped yard with a large central palm tree between it and the east side of the rear wings, where a second entry path enters the building between the main and rear buildings.

Landscaped borders also line the rearward building perimeters. In addition to the plantings within the landscaped spaces, site materials are asphalt paving at the lots and concrete paved walks.

Main Building Exterior (figs.8-15,19)

The original 1892 Silk Mill building was the western half of the present structure with a single tower. At the rear, the existing Engine Rm. Building and Dye House buildings also date to 1892. Dimensions of the original Main Building were 160' x 45'. In 1922, the southern half with a second front tower increased the overall building dimensions to 310' x 45'.

Originally, the west tower had a steeper roof pitch. Damaged in the 1906 earthquake, it was rebuilt with several additional courses of brick and a less steep roof pitch. The 1922 addition replicated the 1892 building though its tower repeated the post-1906 form of the west tower.

The Main Building's east facade is the end of the 1922 addition. The west side is the post-1906 silk vault addition and where, in 1922, an outside door and 2 wide windows were cut into the wall for the building's primary entrance and front offices.

At its exterior, the 2-story all brick Main Building is an elongated, rectangular plan structure under a broad, hipped roof of standing seam sheet metal. At the front, the towers segregate the façade into 3 segments; at the rear, the central wings separate the façade roughly in half. Two rows of stacked openings with low-arched brick headers punctuate the Main Building's façades, 34 openings (11-12-11) lengthwise at the front and 34 (13 north, 21 south) at the rear, where 1 upper opening at each end is a doorway at an exterior stair. The west façade has 4 window openings above a central door with a window at each side, and the east facade has 4 stacked openings.

The 3-story brick clad towers that stand forward of the south façade have pyramid roofs, also sheet metal with standing seams, and the towers openings are also low-arched. Atop the Main Building, 4 square cupolas with horizontal louvers in each face, pilasters at their corners and pyramidal roofs stand along the roof ridge. The cupolas are topped by knobbed finials and the towers by 30 foot flagpoles.

At the west tower, there is a central doorway with 2 stacked openings above, each upper opening with a pair of original wood doors. The east tower has 3 window openings stacked at its front, in each a metal window, the upper 2 original, the ground floor a recent replacement of a set of doors. Each of the towers has a stacked pair of window openings at their side walls, the alignment offset relative to the front openings – the west tower with wood windows, the east tower with metal, each side window original to 1892 and 1922, respectively.

Excepting at the towers and at the first floor west side (and, per below, at the Dye House), the Main Building's existing windows recently replaced the originals yet retained their openings and wood frames so successfully replicated the original hung, multi-lite units.

Exterior brick is laid in a running pattern broken by projecting horizontal courses at the sill lines (a single brick course) and at mid-window (multi-course), which track up and over the arched openings. Mid-opening and arched projecting courses repeat at the frontward openings at the towers. Under the eaves, corbelled bricks create a continuous dentiled cornice. Above the cornice, the building walls are all topped with a continuous, rounded, original cast iron gutter.

A slight difference in brick color identifies the stages of the building's construction: the central tower and two wings of the 1892 building, the addition to the west after 1906, and the tower and east wing added in 1922.

Three types of metal end-washers mark the end points of internal steel tie bars. Those at the Main Building walls are square with a raised 4-pointed star, those on the towers are round with a S-pointed star, and a third type of washer secures the brick cornices. Their irregular placement probably indicates that they were added after the last major addition to the building.

Engine Rm. Building Exterior (figs.12, 16-19)

At the rear (north) of the Main Building is an attached, 1892 wing consisting of a 2-story structure with an L-shaped plan. The long leg of the L stands perpendicular to and abuts the rear of the Main Building and originally housed the engine room with storage and tank rooms above. The toe of this L-shaped building projects southward from the engine room and originally housed the machine rooms, with boiler and coal rooms below and work rooms above. The exteriors of this wood frame wing are all metal, including corrugated metal siding and trim, molded metal roof edge and a metal roof with another ventilation cupola. Replacement and new windows are double hung with muntins. New doors are centered in both floors of the east wall, where an exterior metal stair was recently added. In the connector between the Engine Rm and Main buildings, new metal-framed entrances have been added at both the east and west sides.

Though this description might render this Engine Rm. Building as utilitarian, the fact is that this wing is made picturesque by the use of trimmed, gabled walls with ornamental vents along with an ornamental, rooftop cupola.

Dye House Exterior (figs.11,17)

Extending westward and partly attached to the west side of the is a rectangular, timber frame and masonry clad structure that originally housed dyeing facilities.

The Dye House building is 1-story with a gabled roof that is reflected in its open interior space. Its original exterior brick walls were previously stuccoed over, in a rough manner, at its 3 exterior walls – north, west and south. Its east wall is partially enclosed within an attached lean-to structure, and partially against the Engine Rm. Building. There is a circular vent in each of its end gables. The west exterior wall has 7 window openings, the south wall a central doorway and the north wall another central door with window openings at each side. The Dye House windows are original wood hung units. The gabled Dye House roof is sloped metal roofing with a cast iron gutter at the north side, which transitions into a shaped metal roof edge at the gabled ends, and there are 2 metal ventilators at the roof ridge. A concrete landing and stair stand adjacent to the sidewalk at the north end of this structure where there was, originally, a loading dock. The lean-to structure at its east side is metal clad with a shed roof and a molded metal roof edge that extends from the Dye House roof and that also matches the roof edge trim at the Engine Rm. Building.

Interior (figs.20-26)

With its recent rehabilitation, the Silk Mill's former industrial interiors were fully adapted to hotel spaces and uses. The elongated Main Building largely houses hotel rooms on both floors in a central corridor and double-loaded format and with central lobby and amenity spaces. While its former open manufacturing spaces have been built out, many of the original building characteristics remain, including brick perimeter walls and their window and door openings with arched headers, the long rows of paired wood columns running longitudinally down the center of the first floor, areas of wood ceilings at the second floor, an original galvanized fire door plus the original open freight elevator and wood stair within the west tower.

The existing Engine Rm. Building houses a mix of hotel uses and spaces, including the main lobby and administrative spaces at the first floor and guest rooms at the second floor. Original elements that remain include window openings and areas of exposed concrete flooring, while the majority of that building's interiors have been refinished for the current uses.

The open interior space of the Dye House has been retained for dining, so its brick walls, windows and timber framed roof are intact and again largely exposed.

2006-2018 Rehabilitation and Adaptive Reuse

In sum, the recent rehabilitation and adaptive reuse work generally included:

Overall Site

- Retained historic structures (Main, Engine Rm. and Dye House buildings)
- Retained water tower structure
- Retained and improved perimeter landscapes at Main Building front
- Developed new parking lots with driveways, 1 at front (incorporating Erwin St.) and 2 at rear (west and east)
- Removed cistern and shed at northwest rear yard
- Added new pathways throughout site including new entry ways into Engine Rm. Building.
- Relandscaped portions of rear yard areas, including retention of palm tree
- Added fenced mechanical equipment yard at south side

Buildings

- Retained and strengthened historic building structures, including retention of wood columns, beams and flooring at Main Building and concrete floor slabs at rear buildings
- Removed exterior stairways at Main Building rear
- Added new exterior egress stairs (2 at Main Building, 1 at Engine Rm. Building)
- Removed and replaced exterior landing and steps at west tower and removed the landing at the east
- Retained windows at Main Building towers, at first floor west side and at Dye House
- Removed and replaced, in-kind, all other windows at Main and Engine-Machine buildings
- Removed and replaced all doors
- Added new entries at Engine Rm. Building
- Retained, altered and strengthened brick chimney at Engine Rm. Building
- Retained interior elevator and stair at Main Building west tower
- Removed interior construction (other than building structure)
- Constructed new hotel interiors with:

- Hotel rooms at Main Building and portions of Engine Rm. Building
- Hotel administration and operations at Engine Rm. Building
- Dining within Dye House
- Replaced metal roofing at Main and Engine Rm. buildings, added new metal roof at Dye House
- Added new building systems, lighting, etc.

Summary of Historic Spaces, Features and Materials

The following summarizes historically significant spaces, features and materials, incorporating changes since the 2009 HSR.

Site

- Perimeter landscape at Main Building front

Exterior

- Brick masonry
- Metal siding and trimwork (in-kind replacement at Engine-Machine Building)
- Metal roofing and roof drainage assemblies (including gutters, spires, ornaments, wood flagpoles and in-kind replacement roofing)
- Wood windows (at west tower and dye house, including in-kind replacement windows)
- Wood window casings, sills
- Wood and metal roof cupolas with metal roofing and spires (at Main Building)
- Metal windows (at south stair tower)
- Steel water tank structure
- Ornamental metals
- Wood loading doors (at west tower)
- Concrete foundations (parge coated)
- Stucco (at Dye House)
- Painted signage

Interior

- Brick masonry at inside face of Main Building and Dye House exterior walls (exposed and concealed)
- Original brick masonry cross wall at first floor, north end of building
- Wood posts (exposed) and beams (concealed) at Main Building first floor
- Wood and timber framed floor and roof structures at Main Building (concealed)
- Timber roof trusses at Dye House
- Wood elevator and stair at west tower
- Metal clad fire door at Main Building lobby
- Steel framing components (iron lintels, straps, plates)

Project Summary

A new, detached building addition is currently proposed to be added at the northeastern yard of the Silk Mill. Such an addition was considered and generally addressed in the recent rehabilitation and adaptive reuse project yet was not, at that time, developed. At that same time, recognizing the potential for a new construction, recommendations for the siting and design of a new building were provided, which general priorities remain pertinent to the current project:

- Avoid destroying or altering identified, character defining spaces, features and spatial

relationships of the resource;

- Locate the new construction in areas of lesser historical significance;
- Subordinate new construction to the historic resource, so that the new does not diminish the importance of the historic;
- Differ the new from the old yet, at the same time, make the new compatible with the historic.

These treatment priorities further indicate that new construction should be designed to be:

- Independent of the historic structures, so that no alteration of the historic building is required;
- On parts of the site that are of secondary importance, so that areas of primary importance are not affected by new construction;
- With a location and massing that respects and defers to the historic building;
- With a design that is an outcome of contemporary functions, materials and methods;
- With a design style that is compatible with the identified style(s) of the historic structures.

Based on current plans (“Silk Mill Expansion,” Arris Studio Architects, 11/08/2021-01/13/2022, 17 sh.), the proposed, 2-story building will stand along and face Wilson St. – its west side facing the north wall of the Engine Rm. Building, its south side facing the rear wall of the Main Building, its east side facing the existing northeast parking area – and would house 20 hotel rooms. The building plan is generally rectangular to fit into its portion of the site yet with a partial pinwheel aspect, as its east half has a forward (north) projecting gabled facade and its west half a rearward (south) projecting gable. The roofs that unite the two halves are hipped and enclose as well as conceal a central rooftop equipment well. Proposed roof slopes and heights match those of the Engine Rm. Building adjacent, which second floor levels likewise align, with an open bridge also proposed to connect the existing (non-historic) exterior stair at the east side of the Engine Rm. Building to the second floor of the new addition, and another exterior stair connecting the second floor to grade is also proposed at the new east side.

Atop low (approx. 3 ft.) concrete-like foundation walls, the exterior walls and roofs of the proposed building will be metal clad. The new siding and roofing patterns are matching and nearly continuous, with a simple wall-to roof seam in lieu of an exposed gutter or roof eave. Regularly spaced and stacked windows at the addition are proposed as double hung units without exterior casings or muntins (i.e., divided lites). Stacked entry doors at the east and west sides are glazed metal units.

Concrete sidewalks, new and existing, and new perimeter planting beds will surround the addition. The siting of the new addition will displace the existing palm tree and its landscaped yard. However, it has been determined that the palm tree can be retained and relocated, and its proposed new location will be in the Wilson St. frontage of the addition.

Project Evaluation

As summarized above, the Silk Mill is listed on the National Register of Historic Places and the California Register of Historical Resources. As such, the Silk Mill is an identified “historic resource” for planning purposes under the California Environmental Quality Act (CEQA). For the purposes of CEQA, discretionary projects require evaluation to determine if there may be any detrimental effect on identified historic resources. The following evaluation is intended to assist with this requisite determination.

In general, projects that are determined to follow the applicable Secretary of the Interior's *Standards for the Treatment of Historic Properties* do not cause an effect to the level of a significant historic resource impact.

As also summarized above, the subject property has been previously adaptively reused and rehabilitated. Consequently, the applicable treatment standard is *Rehabilitation*, defined as follows:

"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment."

(from <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>)

The ten *Standards for Rehabilitation* are hereafter each listed and addressed.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Silk Mill was recently adapted from an industrial use to its current hotel use. That adaptation and rehabilitation was successful as there were minor losses of historic elements, extensive rehabilitation work along with in-kind replacement and, overall, no loss of historic integrity. This conclusion is best exemplified by one topic that raised concern in the process of the recent project – the replacement of the majority of windows. As the window openings and their distinctive wood frames were retained and the original window design replicated, the replacement windows are, from an historic architectural perspective, highly effective (fig.15).

The current project retains the existing hotel uses without changes to the distinctive characteristics of the Silk Mill, *Standard 1* is met.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The currently proposed addition is to be fully detached from the historic building and sited at the most rearward corner, where there are no distinctive historic site spaces. The one historic landscape feature at the proposed addition is the palm tree, which is indicated to be saved and relocated as part of the project, its proposed location to remain in its general location.

As all identified historic spaces, spatial relationships and features will be retained, the historic character of the Silk Mill property will be preserved, so the proposed project meets *Standard 2*.

3. *Each property will 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 elements from other historic properties, will not be undertaken.*

The exterior design of the proposed addition appears to be of the present time, with a clear and simple building form with exterior metal cladding and features of contemporary design. While evidently informed by the adjacent Engine Rm. Building, the design of the addition also appears to be intended to avoid direct imitation that would result in a contrived and/or falsified appearance, and conjectural and/or salvaged features are fully avoided.

As the project does not have the potential to create a false sense of historical development, the proposed addition meets *Standard 3*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The identified character and characteristics of the historic building are original and early to the

resource, all of which will be retained without alteration. Consequently, the proposed project meets *Standard 4*.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

All identified character defining forms, features, finishes, examples of construction techniques and craftsmanship embodied in the historic property and building are again proposed to be retained without alteration. Consequently, the proposed work meets *Standard 5*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires 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.*

As the historic property and building were recently rehabilitated, no historic material treatments or replacement are proposed, so the work meets *Standard 6*.

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.*

As no treatments of historic materials are proposed, the project also meets *Standard 7*.

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

No disturbance of archeological resources has been identified yet any such is beyond the scope of this historic architectural report.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Per the proposed project:

- As summarized above, the new addition will not alter identified historic materials, features or spatial relationships.
- The proposed addition is appropriately located at the rearward-most corner of the historic site and the addition is deferentially separated from the historic structures. While the addition will obscure some rear views of the historic building, physical and visual access around the addition is retained, as are the primary and overall views of the historic building.
- At the proposed location, the historic palm tree will be retained and relocated rather than removed.
- As the exterior form of the proposed addition is clearly informed by the historic building, the directly adjacent Engine Rm. Building, in particular, which the addition adjoins and directly relates to via alignments and proportional relationships, compatibility is clearly achieved.
- Relative to the overall historic structure, in addition to being appropriately sited and freestanding, the proposed addition is a relatively small building of 2 stories and some 4,300 sf. of overall floor area. Its proposed scale and proportion also directly relate to and do not exceed the adjacent Engine Rm. Building
- Material compatibility is achieved by the use of metal siding and roofing at the addition, which directly relates to the Engine Rm. Building and to the overall roofing of the historic structures.

- Differentiation is achieved as the proposed exterior forms and materials of the new addition – taut, unornamented, geometric volumes and elements; simplified and contemporary materials and details – are differentiated from the characteristic historic building forms, elements and materials.

As the proposed addition achieves compatibility re: its design, size, scale, proportion and materiality, while being differentiated from the historic building, the completed addition will protect the integrity of the Silk Mill's historic setting and design. Thus, the proposed addition meets *Standard 9*.

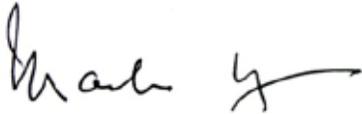
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The currently proposed addition is appropriately located at the most rearward part of the site where, other than the palm tree – which is proposed to be retained and relocated – there are no identified historic site spaces or characteristics. As such, all identified historic spaces and features will be retained. Were the proposed new addition removed in the future, the form and integrity of the historic building would remain fully intact. Consequently, the proposed project meets *Standard 10*.

Evaluation Summary

In conclusion, since the proposed work meets each applicable Standard, then the proposed project meets the Secretary of the Interior's *Standards for Rehabilitation*.

Signed:

A handwritten signature in black ink, appearing to read "Mark Hulbert", with a long horizontal flourish extending to the right.

Mark Hulbert
Preservation Architect

attached: Figs.1-26 (pp.12-23)



Fig.1: Petaluma Silk Mill - Front of Carlson & Currier Co. Silk Mill, c1892
(figs.2-7 from 2009 HSR, courtesy Petaluma Museum)



Fig.2: Petaluma Silk Mill – Main Building front, from southwest, c1929



Fig.3: Petaluma Silk Mill – Main Building front, from south, c1922



Fig.4: Petaluma Silk Mill – Rear view from northwest, c1910



Fig.5: Petaluma Silk Mill – First Floor interior, c1922



Fig.6: Petaluma Silk Mill – Second Floor interior, c1922



Fig.7: Petaluma Silk Mill – Aerial view, north is up (figs.7-12 Google Earth, 2021)



Fig.8: Petaluma Silk Mill – Front, from southwest



Fig.9: Petaluma Silk Mill – Front, from south



Fig.10: Petaluma Silk Mill – West side



Fig.11: Petaluma Silk Mill – Rear, from northwest



Fig.12: Petaluma Silk Mill – Rear, from northeast



Figs.13-14: Petaluma Silk Mill – Front west tower, at left; east tower, at right (figs.13-23, MH 2021)



Fig.15: Petaluma Silk Mill – 2018 window at Main Building, at left; 1892 window at west tower, at right



Fig.16: Petaluma Silk Mill – Northwest entry



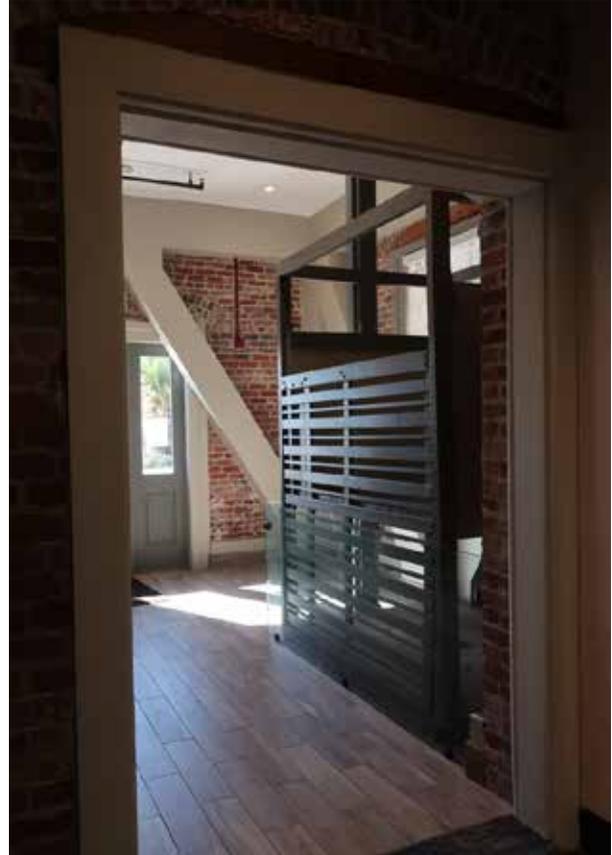
Fig.17: Petaluma Silk Mill – Northeast entry



Fig.18: Petaluma Silk Mill – Rear (north), Machine Rm. Building, at left/center; Dye House, at right; water tank structure beyond



Fig.19: Petaluma Silk Mill – Brick chimney at northeast entry way



Figs.20-21: At Main Building west tower, historic stair (at left) and elevator (at right)



Figs.22-23: At Main Building first floor, retention of historic doors and columns



Figs.24-25: At Main Building second floor, retention of historic openings and ceilings



Fig.26: Dye House interior