



**Painter Preservation**  
HISTORIC PRESERVATION & URBAN DESIGN

June 27, 2022

Mr. Clif Ramsey and Mrs. Leah Luchetti  
c/o JL Construction  
70 Stony Point Road, Suite D  
Santa Rosa, CA 95401

**Re: Historic Resource Survey and Evaluation and Compliance with the Secretary of Interior's Standards for 245 Howard Street**

Dear Mr. Luchetti,

This letter and the attached Department of Parks and Recreation (DPR) 523 forms comprise a survey and evaluation for the house at 245 Howard Street in Petaluma, Sonoma County, California. The house is within the Oakhill-Brewster Historic District, which is a local historic district. When the adoption of the district took place, no list of contributing and non-contributing properties was included. As a result, when rehabilitation of a property occurs in the district, the subject property is often evaluated to determine its present historic status. A full evaluation also provides additional information on the property, beyond a reconnaissance-level recording, to answer all four eligibility questions put forth by the State of California to determine the historic significance of a property for purposes of CEQA. Rehabilitation of any property in the Oakhill-Brewster Historic District is subject to the Secretary of Interior's Standards for Rehabilitation and the Oakhill-Brewster Preservation Guidelines and Standards.

***Property Description***

The property at 245 Howard Street, the Henry and Florentina Schluckebier house, is a Victorian-era, Italianate house that was constructed in 1870 and moved in 1907. It was associated with the Schluckebier family both before and after it was moved. The house is two stories with a one-story addition on the rear which was in place when it was re-sited on Howard Street. It is a wood-frame house with channel rustic siding and a steeply pitched cross gable roof. Character-defining features include but are not limited to the paired brackets mounted on a frieze board the support the moderate eaves and eave returns; the one-story, wrap-around porch supported by square posts with simple capitals and bases, which features a 'Union Jack' balustrade and leads to a side entry; tall, narrow, four-over-four-light windows with heavy hoods; and two bay windows. Henry Schluckebier was a prominent community member in Petaluma who owned the Schluckebier Hardware store. He was also president of the Petaluma National Bank and was a real estate developer. The house was occupied by the Schluckebier family from 1884 (in its location on Kentucky Street) until Mrs. Schluckebier's death in 1920, followed by son Ludwig Schluckebier's death in 1959. It was then purchased by Thomas R. and Betty Griffin. It was purchased by Clif Ramsey and Leah Luchetti in January 2022.

Below is a discussion of the research and field methods utilized to complete this survey. This is followed by an evaluation of the property and a recommendation for proceeding with the renovation of the house.

***Previous Surveys***

The house at 245 Howard Street was surveyed as part of the 1990 survey that was eventually reflected in the Oakhill-Brewster Historic District, which was adopted in 1991. The house was surveyed again in 2013 at the reconnaissance level. Photographs from both surveys reveal that the house has not changed since photographed in 1990.

### **Research and Field Methods**

The house at 245 Howard Street was recorded on April 25, 2022. Photographs were taken and field recording was done at that time. Assessor records for the property was supplied by the property owner. An article on the property written for the *Petaluma Argus-Courier* by historian Katherine Rinehart in 2008, as well as other historical data, was supplied by that author. Other resources that were utilized in developing the history of the property include historical maps, newspaper articles, historical photographs, census data, the narrative from the *Oakhill-Brewster Historic District Preservation Guidelines & Standards* document, and standard architectural histories.

### **Findings**

To be considered a historic resource, a property must typically be over 50 years in age, be historically significant, and retain integrity. If these findings can be made, the property may be considered a historic resource, eligible for listing in the California Register of Historical Places. While the subject property is a part of the Oakhill-Brewster Historic District, its status as a contributing or non-contributing property has not previously been determined. An additional reason to prepare an intensive survey of the property, which this is, is to identify character-defining features of the house that should be taken into consideration in any rehabilitation of the property. This report finds that the Schluckebier house at 245 Howard Street is a contributing building to the Oakhill-Brewster Historic District under Criterion 3, for its architecture, as a relatively rare example of an Italianate residence that retains sufficient integrity to be contributing to the district. It also finds that it is individually eligible for listing in the California Register of Historical Places under Criterion 2, for its association with Henry Schluckebier, a prominent citizen in Petaluma who contributed to the growth and development of the town in its early years. It contains sufficient integrity to convey the reasons for its significance.

### **Evaluation**

The following is an evaluation of the property at 245 Howard Street, according to the California Register for Historical Places eligibility criteria established for this purpose. Historic significance may be determined by meeting one or more of the following criteria, provided the resource is over 50 years of age and maintains integrity.

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

While the Schluckebier house at 245 Howard Street has the potential to be significant for contributing to the residential development of the Oakhill-Brewster Historic District (as are most contributing residences in the district), it does not meet this criterion because it was moved to the site and therefore did not take part in the organic growth of this residential neighborhood.<sup>1</sup> It is not a part of the residential development of the neighborhood, even though it was in place by 1907. The house is not significant under Criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history;*

The Schluckebier family lived in the house at 245 Howard Street from 1907, when it was moved to the site, until 1959, when son Ludwig Schluckebier died. The family lived in the house in its location on Kentucky Street as well, after Henry and Florentine Schluckebier married in 1884 (before then the house belonged to Florentine Bauer Schluckebier's family). Henry Schluckebier began making his contributions to the city of Petaluma when he took over sole ownership of the former Bauer (his father-in-law) and Temple Hardware store in 1902 and continued until at least 1915, when he developed the building at 135-139 Kentucky (before then he was in partnership with his father-in-law, from the 1880s until 1902).

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<sup>1</sup> Note that under CEQA a building can be moved and still be eligible for listing in the California Register of Historical Places.

Between those years Schluckebier, along with partner Gwinn in one case, built several commercial buildings on Kentucky Street, contributing greatly to the development of this block as a commercial center in Petaluma, as well as his hardware store on Petaluma Blvd. N., He also participated in numerous civic activities in this time frame and was president of the Petaluma National Bank. Schluckebier's contributions to the commercial development of Petaluma that occurred when he was living at 245 Howard Street took place from 1907 to 1917.

*3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The 1870 Italianate Schluckebier house represents a relatively rare style in the Oakhill-Brewster Historic District, in part because it predates the primary development periods in the district, which for the most part began in the Queen Anne era, although there are a few buildings that predate that period. While the Schluckebier house is not individually eligible for listing in the California Register of Historical Resources, due in part to the fact that it was moved to the district, it is contributing to the district as an example of the rich architectural heritage of the district dating from its move to the district in 1907.

*4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation*

This criterion is typically applied to archaeological resources and is not relevant to this evaluation.

### **Summary**

The Henry and Florentine Schluckebier house is individually significant for listing in the California Register of Historical Places under Criterion 2, for its association with Henry Schluckebier, who contributed greatly to the city of Petaluma during his career through his proprietorship of the Schluckebier Hardware store, his development of several other commercial buildings in downtown Petaluma, and his civic activities (the hardware store remained in his family until at least 1959, when his son Ludwig died). It is a contributing building to the Oakhill-Brewster Historic District for its architecture, as a rare and very good example of an Italianate house in the Oakhill-Brewster Historic District. While the house was modified and moved in 1907, the house as it appears today has gained significance since its move and under CEQA, a house may be moved under certain circumstances and remain a historic resource. Its period of significance under Criterion 2 is 1907 to 1917, the period of time when Henry Schluckebier resided in the house and greatly contributed to the development of the city of Petaluma. Its period of significance under Criterion 3 refers to the date that the house was modified and moved to Howard Street, where it is sited to this day.

### **Recommendation**

It is recommended here that plans the proposed door transom windows be altered as follows. The vertical divisions for the new transom windows on the existing main door and the proposed rear door be changed to carry the vertical line of the door and sidelights through the transom for a total of three lights, or a similar treatment. Reduce the proposed transom on the existing door on the left elevation to one light or eliminate it. This is in keeping with what the usual appearance of transom windows, which contrast with the multi-light doors and sidelights.

### **Evaluator Qualifications**

I am an architectural historian whose qualifications meet the Professional Qualifications Standards of the National Park Service in architectural history as outlined in the Code of Federal Regulations, 36 CFR Part 61. I hold a PhD in Architecture and a Master's Degree in Urban Design and Urban Planning and have 40 years of professional experience in historic preservation and urban design, 20 of them as Principal Architectural Historian for my firm of Painter Preservation. I am listed as an architectural historian on the

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roster of consultants on file with the State of California Office of Historic Preservation's Eastern  
Information Center at the University of California at Riverside.  
Please do not hesitate to call if you have any comments or questions.

Sincerely,

A handwritten signature in black ink that reads "Diana Painter". The signature is written in a cursive, flowing style.

Diana J. Painter, PhD  
Owner/Principal Architectural Historian

## ATTACHMENT A

### REVIEW FOR COMPLIANCE WITH THE SECRETARY OF INTERIOR'S STANDARDS AND THE OAKHILL-BREWSTER PRESERVATION GUIDELINES & STANDARDS

The following is a review of the design changes planned for 245 Howard Street to demonstrate compliance with the Secretary of Interior's Standards for Rehabilitation and the *Oakhill-Brewster Historic District Preservation Guidelines & Standards*.

#### PROJECT DESCRIPTION<sup>2</sup>

The new owners of the residence at 245 Howard plan to undertake a complete renovation of the existing house and the addition of a new garage/ADU structure adjacent to the existing home. The following description outlines the project improvements detail.

#### Renovation/Addition:

The existing residence will undergo a complete renovation including the following:

1. New foundation and replacement of below floor exterior wall framing. Existing usable siding will be salvaged and reused to the extent possible.
2. The existing siding and trim will be retained with restoration/replacement of damaged/dry rot trim in kind. The home will receive new paint.
3. The existing roof will be removed and replaced with asphalt shingles at the upper roof and sheet roofing at the flat roof covered porch.
4. Existing wood windows will be restored to the extent possible with new wood windows where required to meet the new exterior plan.
5. The roof over the addition on the west side of the home will be re-built to provide proper slope and drainage singular to the existing roof.
6. The second floor will be extended to the rear of the existing first floor structure.
7. The rear sub-standard addition at the first floor will need to be removed and rebuilt to eliminate dry rot and termite damage as well as meet current structural codes. The existing structure was an addition to the original home.
8. The interior of the home will undergo a complete renovation including new kitchen and bathrooms with some layout changes. Existing wood trim will be salvaged and reused to the extent available.

#### Individual Features:<sup>3</sup>

The basic footprint of the building and major circulation patterns will remain the same. The following changes will take place on the exterior of the house:

- The ridgeline on the middle portion of the rear-facing gable will be raised and extended slightly to allow for this roof to span the width of the building (previously there was a shed roof addition on the added sunroom). In the course of this the rear chimney will be removed.
- The first floor of the rear portion of the building will be replaced (it is in poor condition) and a second story added above the first floor that extends the existing ridgeline and roof pitch to the rear of the building.
- Right elevation – Existing four-over-four-light windows in the central portion of the building will be replaced with one-over-one-light windows and a two-leaf French door will replace an existing

<sup>2</sup> This project description for the work at 245 Howard Street was supplied by the property owner.

<sup>3</sup> This addendum to the Project Description discussing individual features was supplied by the author.

window. Windows on the new rear addition are one-over-one-light windows and are in keeping with other windows found on the rear half of the building (including the existing sunroom).

- Rear elevation – the new rear façade, which is two stories in height, will feature a tall, three-part French door with 14 lights in each leaf, under a shed roof on brackets.
- Left elevation – Three four-over-four-light windows will be added at the second level in the center of the building in place of two one-over-one-light windows and one one-over-one-light window will be added at the first level. On the rear of the building an existing enclosed porch and tertiary entry will be replaced with an enclosed room with a shed roof (as it has now) and a one-over-one light window. At the second [new] level three one-over-one-light windows will be added.

### **New Construction - Garage/ADU:**

A new two-story structure will be constructed on the west side of the property and include the following.

1. Single car garage
2. Additional Dwelling Unit (ADU) above garage
3. Flex space and storage.

### **Features:<sup>4</sup>**

- The proposed garage/ADU is a narrow building with a cross gable and eave returns on the front and rear-facing gables.
- The front façade of the proposed garage/ADU features an overhead garage door on the ground level with eight lights in the upper portion, surmounted by paired, one-over-one-light windows.
- The left elevation faces the house. It has a pedestrian door that accesses the garage and a double French door at the rear which accesses an exercise room. There are three individual and one paired window on this façade.
- The right elevation features one pedestrian door which is the access point to the stairs to the upper level ADU. The paired windows at the second level on this façade light a hallway and the bedroom.
- The rear elevation has a paired double-hung window with a hood at the lower level and a small, paired, double-hung window at the upper level.

### **Outdoors:**

1. The existing exterior landscaping will be retained.
2. Note: the existing exterior landscaping that was removed in the course of adding the new foundation in 2022 will be replaced in kind.<sup>5</sup>

### **Shed:**

- The existing shed (n.d.) in the south corner of the lot will be removed.<sup>6</sup>

## **SECRETARY OF INTERIOR'S STANDARDS REVIEW**

The following is a review of this project with respect to the Secretary of Interior Standards for Rehabilitation and *Oakhill-Brewster Historic District Preservation Standards and Guidelines*, based on

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<sup>4</sup> This addendum to the Project Description discussing individual features was supplied by the author.

<sup>5</sup> This addendum to the Project Description discussing features on the ADU was supplied by the author.

<sup>6</sup> This addendum to the Project Description discussing the landscaping and shed was supplied by the author.

drawings dated 4-3-2022. Please see the accompanying historic resource report for photographs of the house and site for reference

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 house is a single-family residence, although it is presently vacant. After the renovation it will be used as a single family residence.*

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 distinctive historic materials, features, spaces, and spatial relationships of the property will be retained. Character-defining features that are retained include the overall form of the building, with the exception that a second story will be added to the rear-facing wing and the existing one-story addition here removed and replaced. Other features that will be retained include the channel rustic siding; the four-over-four-light window (and some one-over-one-light windows);, the wrap-around porch and "Union Jack" balustrade; the side main entry with its French doors and multi-light sidelights; and the two canted bay windows. The sunroom addition that was added some time between 1923 and 1949 will not be retained but will be replaced with a compatible addition that occupies the same footprint and replaces the roof to meet current standards.*

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.

*No conjectural features will be added in conjunction with this proposed renovation. The new features of the building utilize the same architectural vocabulary as the existing building.*

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

*The period of significance for the architectural features of the house is 1907, the year that it was moved to this site. The major change to the building after this time was the addition of a two-story sunroom sometime between 1923 and 1949. The HRE that accompanies this evaluation finds that this feature has not acquired significance in its own right. However, the planned replacement for the sunroom, which does not display the same level of quality as the original building, respects the existing footprint and fenestration pattern of the sunroom.*

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

*Materials, features, finishes and construction methods for the 1907 portion of the building demonstrate the original craftsmanship of the building. These will be retained and repaired in kind when necessary. The newer canted bay window on the left elevation, which appears to be an early addition (possibly 1907, but likely not 1870) will also be retained.*

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.

*Historic features dating to 1907 will be repaired when possible and replaced in kind when necessary. The appearance of historic physical features can be seen in the features themselves and documentation of the features in the form of historic photographs and one rendering.*

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.

*No chemical or physical treatments that could damage historic features are being proposed in conjunction with this renovation.*

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

*Not applicable.*

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 shall 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.

*Exterior alterations will not destroy historic materials, feature, or spatial arrangements. The primary changes to the building are the removal of the existing [substandard] two-story sunroom and its replacement with a compatible replacement; and the removal of the existing one-story [substandard] addition to the rear of the building, its replacement with another one story addition, and the extension of the existing two-story portion of the rear gable to form a second story on this new one-story addition. All alterations will be compatible with the existing building and in the case of the extension of the existing two-story portion, will utilize the same architectural detailing as the existing or replace in kind if necessary. New work will be compatible with the existing historic materials. In some cases, four-over-four-light windows will be added and in some cases one-over-one-light windows will be added, depending on their placement with respect to the visibility of the building as viewed from the public right-of-way (as it is now). Some siding that was added over time, including clapboard siding and shiplap siding, will be replaced with channel rustic wood siding, which is the material in the main historic portion of the building.*

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.

*If, in the future, the new features were removed, the building as it exists today could be returned to its existing appearance. This would entail rebuilding the existing sunroom, which dates to sometime between 1923 and 1949, and the one-story rear wing and enclosed porch on the rear wing.*



## OAKHILL-BREWSTER HISTORIC DISTRICT PRESERVATION GUIDELINES AND STANDARDS REVIEW

The following Oakhill-Brewster guidelines (see p. 8 of the *Oakhill-Brewster Historic District Preservation Guidelines & Standards*) are applicable to this project.

### 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 architectural style."

*The changes to the house at 245 Howard Street retain the existing Italianate features of the house and retain through repair or replacement the more modest features of the house that were added later, such as the one-over-one-light windows. In this sense, the house will display the ornate Italianate features present on the house today as well as the more modest features that are also on the house today. This practice, whereby a Victorian-era house displayed more ornate features on the front façade and the sides of the house visible from the right-of-way and more modest, utilitarian features on the back, as is seen in this house, was common at the time.*

"Except where they are of historic significance in their own right, accessory structures are to match principal structures in style."

*The only historic accessory structure on the site is a vernacular shed that is not known to be historically significant.*

2. **Design:** "All additions, restoration, alterations or reconstructions are to be consistent with the structure's original design."

*The changes proposed for the house are consistent with the building's original appearance dating to 1907. The sunroom addition, which is estimated to date between 1923 and 1949, is not considered historic in this HRE. However, the addition planned in its place is compatible with the design of the original sunroom and occurs within the sunroom's footprint. Other additions to this building consist primarily of the replacement of the one-story addition to the rear of the building (which is in poor condition) and the addition of a second story above it. These are consistent in character with the original design of the building.*

"Architectural design features on the sides and rear of a building must remain consistent with the front façade."

*The features on the sides and rear of the building, which to a large degree reflect what is there now, are compatible with the front façade, with the exception that the rear has a plainer appearance, which is appropriate for a Victorian-era building and consistent with the original design.*

- 3a: **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)."

*No changes are being proposed to the front setback to the building.*

- 3b. 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.

*No changes are planned for the left or southeast side yard. The garage/ADU will be constructed on the right or northwest side of the building. This is an area where the lot is expanded to take in a portion of the original parcel to the northwest and where a driveway exists now. The garage/ADU will be sited in the area originally occupied by this driveway and will be set back from the face of the house to minimize its appearance from the street, while maintaining the rhythm of mass to open space along this block face.*

- 3c. Height:** The height of a new structure or addition is to be within 20% of the average height of immediately adjacent buildings.

*The height of the building's southwest to northeast ridgeline will be slightly higher to accommodate the expanded gable here that will replace the existing sub-standard shed roof on the sunroom. The front northwest to southeast ridgeline will remain the same.*

- 3d. Roofline:** Roof slope, eave line, etc., are to be evaluated in terms of consistency with the immediate neighborhood.

*The front roofline of the existing building will not be altered. Rear rooflines will be slightly altered (see above) but will remain compatible with the existing building and the houses within the immediate neighborhood.*

- 3e. Façade:** Rhythm of voids to solids in the façade will be kept similar to façade proportions in the immediate neighborhood.

*The front façade of the building will not be altered, and will retain its existing proportions, which are compatible with the neighborhood.*

- 4. Texture and Materials:** Roofing, side 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, moldings, arches, quoins, bargeboards, etc., are pivotal in establishing and delineating architectural styles, and must be retained, restored, or reproduced as authentically as possible.

*Existing historical materials will be preserved or replaced in kind where necessary. Existing materials that are clearly replacements or new materials, such as the horizontal wood siding on the sunroom that was added later, will be replaced on the new addition with materials that match the existing historical materials. Existing historical details will be retained or replaced in kind where necessary. For example, parts of the existing balustrade have dry rot damage. This will be replaced in kind.*

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

*The house is currently painted white. The house will be repainted white after renovation.*

**B. Accessory Fixtures**

*Not applicable.*

**C. Landscape**

1. **Fencing:** Existing fencing will be retained.
2. **Plantings:** *Existing plantings will be retained or replaced in kind if necessary, after the foundation replacement.*
3. **Paving:** *Existing paving will be retained wherever possible.*

**D. Public Access:** *Not applicable.*

**E. Signs:** *Not applicable.*

***Recommendations***

It is recommended here that the new French doors on the house be designed to be similar in height to the existing main entry, which is lower than the building's window lintels, to reflect the historic proportions of the building. The upper portion may be solid, as it is in the primary entry door, or be designed as a transom window, but should reflect the same proportions as the original primary entry.

**P1. Other Identifier:** Schluckebier, Henry and Florentine, House

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Petaluma Date 1983 T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; Mt. Diablo B.M.

c. Address 245 Howard Street City Petaluma Zip 94952

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
 APN 006-243-19

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

**Location and setting**

The Henry Schluckebier House at 245 Howard Street is located in the Oakhill-Brewster Historic District, a primarily residential neighborhood that is a designated local historic district. The house is located in the southeast corner portion of the district on a triangular block that is bounded by Howard Street on the north, Bodega Avenue to the east and south, and Prospect Street to the west. Houses within the block appear to date from about 1890 to 1925, with the exception of three modern houses, one of which is a 1970 duplex that is northwest of the subject house. An exception to the prevalent single family houses in the district is the St. Vincent Elementary School, which is across the street from the

**Continued on sheet 2**

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. **Resource Attributes:** (List HP2 – Single family property; HP4 – Ancillary building)

\*P4. **Resources Present:**  Building  
 Structure  Object  Site  District  
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) NE (front) and NW facades, April 25, 2022

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both

1870 (newspaper)

\*P7. **Owner and Address:**

Mr. Jeff Luchetti  
 c/o JL Construction  
 70 Stony Point Road, Suite D  
 Santa Rosa, CA 95401

\*P8. **Recorded by:** Diana J. Painter, PhD, Painter Preservation, 2681 Cleveland Ave., Santa Rosa, CA 95403

\*P9. **Date Recorded:** April 25, 2022

\*P10. **Survey Type:** (Describe) Intensive

\*P11. **Report Citation:** None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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subject property. Howard Street in front of the house is two lanes with parking lanes on each side. The slope of the street continues to rise as it travels northwest.

### Overview

The house is two stories in height with a one-story extension to the rear, with an irregular footprint and a steeply pitched, cross gable roof with moderate gables supported by paired brackets mounted on a frieze board. A chimney is located at the south end of the north-south ridgeline and a second chimney is located at the middle of the opposing ridgeline. The house is located on the south (southwest) side of Howard Street and faces northeast, overlooking the street and facing the two-story building to the north that is part of the St. Vincent's Elementary School. The 2,685 square foot house is located slightly toward the southeast side of its 6,720 square foot lot, which allows for a driveway on the northwest side of the lot. A paved parking space is located on the southeast side. The wood-frame house is clad primarily in narrow lap siding, although channel rustic and V-grove shiplap siding is also seen. As of May 2022, the house had no foundation. The roof is clad in composition shingles. The construction date of the Italianate house is 1870 ("Twenty-Five Years Ago, Jan. 2, 1955," *Petaluma Argus-Courier*).

### Exterior description – house

Front (northeast) façade. The front façade of the house displays a one-story wrap around porch that continues to the northwest side of the house, where the main entry is located. The porch roof is supported by square posts with a capital and base, topped by paired brackets. The porch is accessed by four brick steps and one wood step and enclosed with a decorative rail with 'Union Jack' -shaped balusters. On the left side of the ground floor is a shallow bay window with one-over-one-light, double-hung windows with wide molded surrounds. To the right are two individually placed, four-over-four-light, double-hung windows topped by heavy hoods. These are vertically aligned with two matching windows at the second level. To the left, above the bay window, are two additional double-hung windows. All have heavy hoods above them. The area below the porch is enclosed with horizontal board.

Northwest side façade. The northwest side façade relieves the end gable of the main cross gable. Here the same paired brackets on a frieze board support the roof overhang, as well as the eave returns. At the ground level on this façade is a four-over-four-light window on the left side. On the right side is the main entry door within a shallow vestibule. It has a 15-light French door with full-height sidelights of ten lights each. To the right of the entry is a two-story addition with a slightly pitched shed roof with narrow eaves and exposed rafters. The upper level of this addition is a sunroom. The lower level displays a three-part, double-hung window with a wider window in the center, separated by heavy mullions and topped with a simple hood. Above, at the sunroom, are four smaller double-hung windows with one-over-one-lights, separated by wide mullions. This window treatment carries around the corner of this two-story addition at the second level. At the ground level is a paired, double-hung window with one-over-one-lights. Adjacent to it is visible the side gable of the house, which displays a similar treatment as the main body of the building with the northwest-southeast ridgeline. At the ground level here is a four-over-four-light, double-hung window covered by a simple shed overhang clad in corrugated metal. Above this, at the second level, is another four-over-four-light window, which has the same design treatment and hood seen elsewhere on the building.

To the right of the main cross gable, which is part of the original portion of the building, is a one-story addition. This addition has an asymmetrical gable with a southwest-northeast ridgeline and narrow eaves. Visible on the northwest-facing façade is a square, one-over-one-light double-hung window on the main body of the building, below a gabled dormer with a six-over-six-light, double-hung window. The roof here has large, diamond-shaped shingles.

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Rear (southwest) façade. The rear facade reveals the asymmetrical pitch of the roof line, which is longer on the southeast side than the northwest side. It displays a square window accessing the main body of the addition, with two-light wood-frame casement windows. Another small window to its right with a single light lights the bathroom at the rear of the enclosed porch. There are no other openings on this façade.

Southeast side façade. Beginning at the south corner of the building, this façade is an enclosed entry porch with three ganged windows. The entry to the porch is on the northeast side, accessed by six wood steps. At the rear of the enclosed porch is a small bathroom. The formal secondary entry is at about the middle of this façade, on the side gable portion. It is accessed via five enclosed wood steps and covered with a flat porch roof supported by simple square posts, which are topped by small capitals and paired brackets. The balustrade here is of the same design as seen on the front of the building. To its left is a one-over-one-light, double-hung window. To its right is a narrow canted bay window with narrow, one-over-one-light, double-hung windows under shallow arches. The roof on the bay is a shallow hipped roof with narrow eaves supported by more elaborate brackets than seen elsewhere on the building mounted on a paneled frieze board. To its right, on the main body of the building, is a double-hung window of the same design as seen elsewhere on the building. Above, at the second level, is a vertically aligned window of the same design. Also at the second level are three individually placed, four-over-four-light, double-hung windows.

**Note:** Changes to the interior of the building are not subject to historical review.

### Interior description – house

Interior – first floor. The house is entered from the main entrance on the northwest side, at the end of the wraparound porch. Straight ahead is a straight run stair to the second floor landing. To the left of the stair is a hallway off of which are doors to the front parlor and the living room on the northeast side and the dining room on the southwest side. Double French doors lead from the living room to the dining room; opposite of these doors is a door to the kitchen. A second door in the dining room leads to a bedroom and bathroom, on the northwest side of the house. This is the ground floor of the sun room. In the northwest corner of this large room is a 'working' kitchen. To the southwest of the kitchen is a door to a laundry and utility room. Within this room is a stair to an unfinished attic at the second level of this one-story wing of the building. This is the area that is lit by the dormer on the northwest side of the building. Within the dining room is the secondary entry to the house. At the end of the laundry room, on the southwest side, is the door to the enclosed porch.

Interior – second floor. Three bedrooms on the second floor are accessed via the north-south central hallway. The sunroom is accessed from the central bedroom. A bathroom and fourth bedroom is accessed off this central bedroom as well. There is no access to the unfinished attic space at the west end of the house from the second floor.

Changes over time. The following outlines the changes known to have occurred to the Schluckebier house since its move from the site on Kentucky Street.<sup>1</sup> The house, which was now smaller than the original house, was sited at 245 Howard Street. In 1910 the house on Howard had a one-story addition to the rear, although it is not known whether this was the same one-story addition seen when it was on Kentucky Street, which was likely originally an exterior kitchen. Today this addition is located on what was an exterior façade on the rear of the house, which has an enclosed porch on the southwest side and a dormer on the northwest side (n.d.). A similar porch on the southwest side was seen on the house before

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<sup>1</sup> Note that a building can be moved from its original site in California and still be eligible for listing in the California Register of Historical Resources (California OHP, *Technical Assistance Series #*).

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Property Name: 245 Howard Street  
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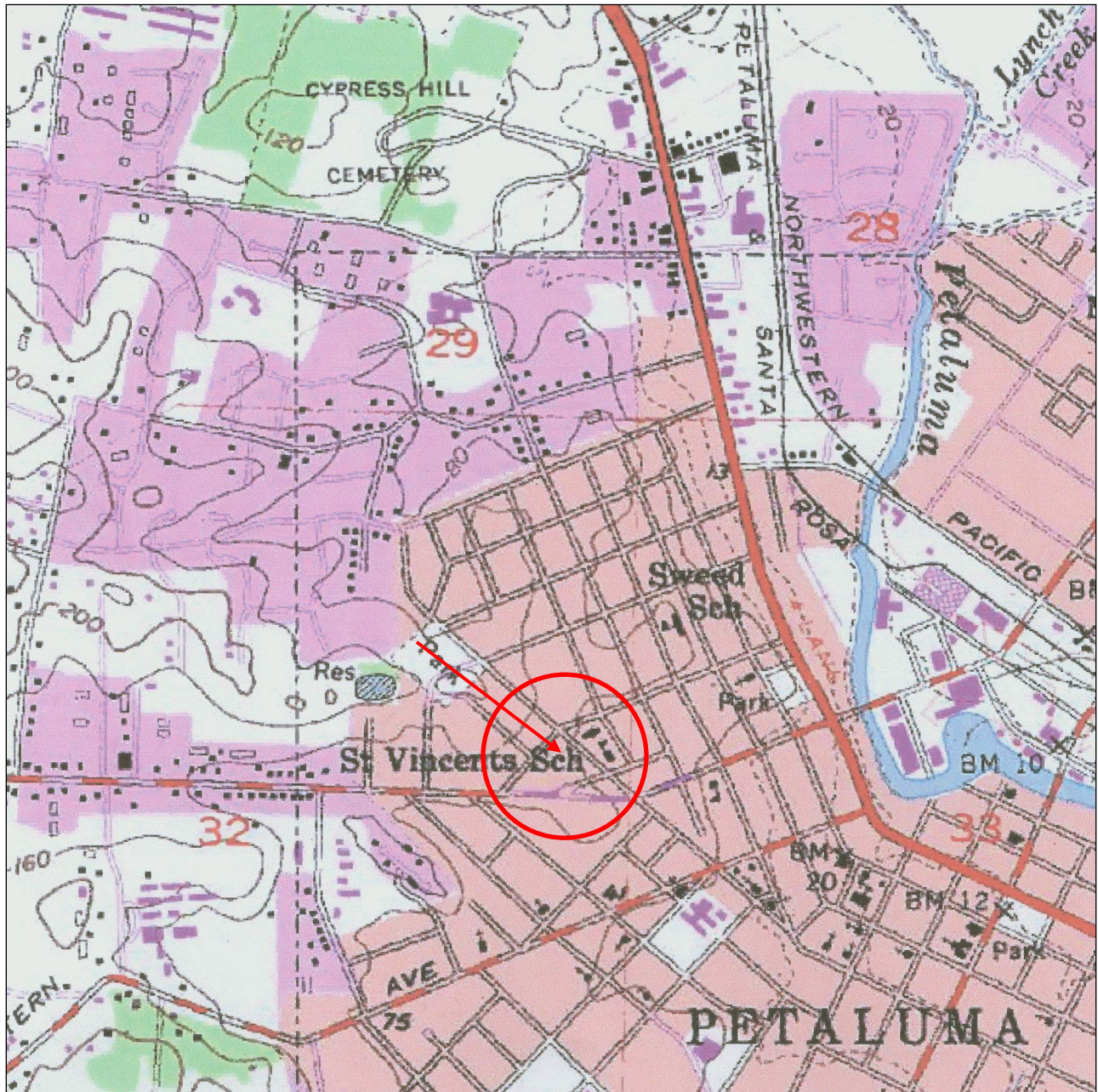
it was moved. Other changes that have taken place since the house was moved are evidenced by changes in architectural details, siding, and documentation in the Sanborn Fire Insurance maps. The two-story sunroom as added between 1923 and 1949. An adjacent shed roof whose purpose is unclear is a newer feature sited adjacent to the sunroom. Research did not reveal exact dates for these features, which are all on the rear of the house or not visible from the public right-of-way. The second bay window on the side façade does not appear to be of the same age as the rest of the house, but it appears on the 1910 Sanborn Fire Insurance map for the property, as does the front bay window, the wrap-around porch, the secondary entry, and the porch that leads to the one-story addition. Original features on the main body of the house includes its overall form, siding, windows, and architectural details. The existing balustrade was in place by 1907 and differs from the balustrade on the house that was in place before it was moved. The house retains remarkable integrity from 1907, including integrity of location, design, setting, materials, workmanship, feeling and association.

### **Shed**

A shed is located in the north corner of the yard. It has a shed roof with narrow eaves and exposed rafters. It is constructed of vertical boards and has a concrete slab foundation. On the left side is a hinged door of vertical boards. On the right is a two-over-two-light, wood frame window.

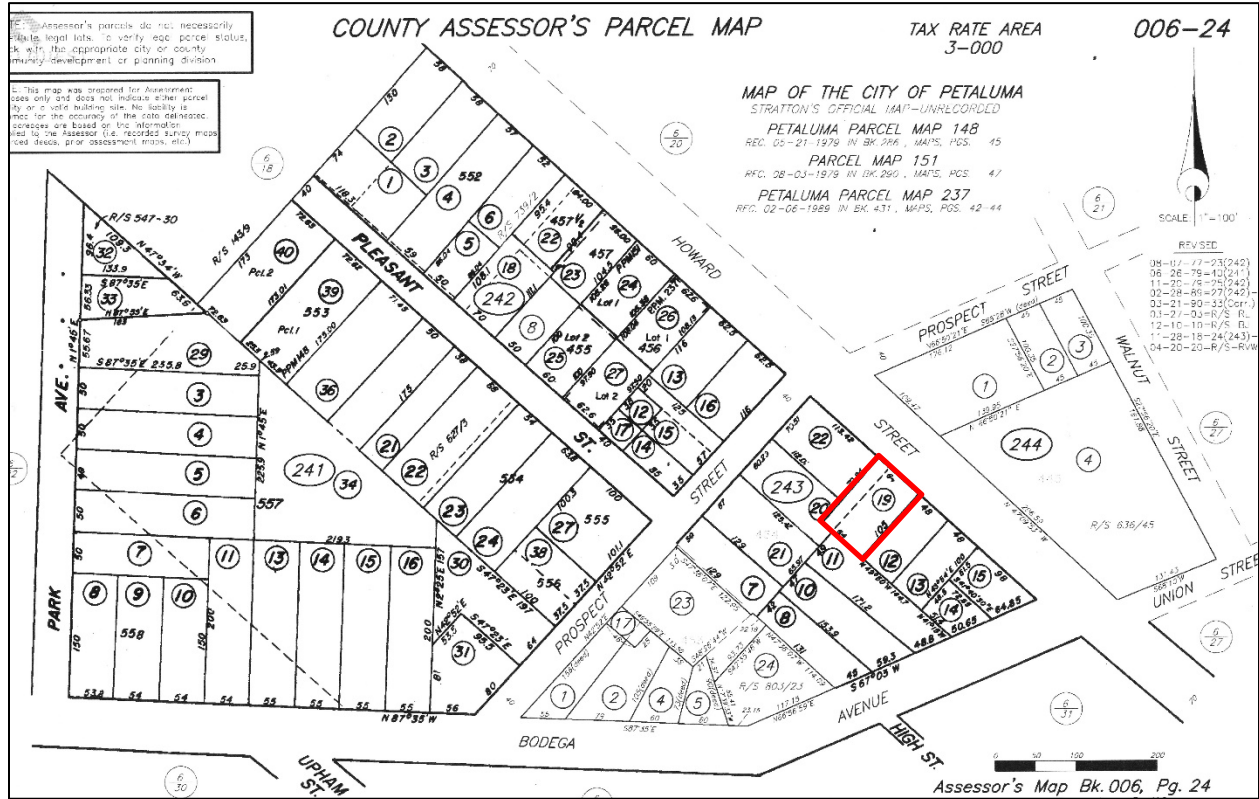
### **Landscaping**

The yard is not landscaped, pending the remodel and new foundation for the house. The finishes for the driveway and parking space and sidewalks are concrete. To the rear of the house is a walkway composed of large concrete pavers.









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\*Resource Name: Schluckebier, Henry, House

\*Drawn by: Google maps

\*Date of map: 2022

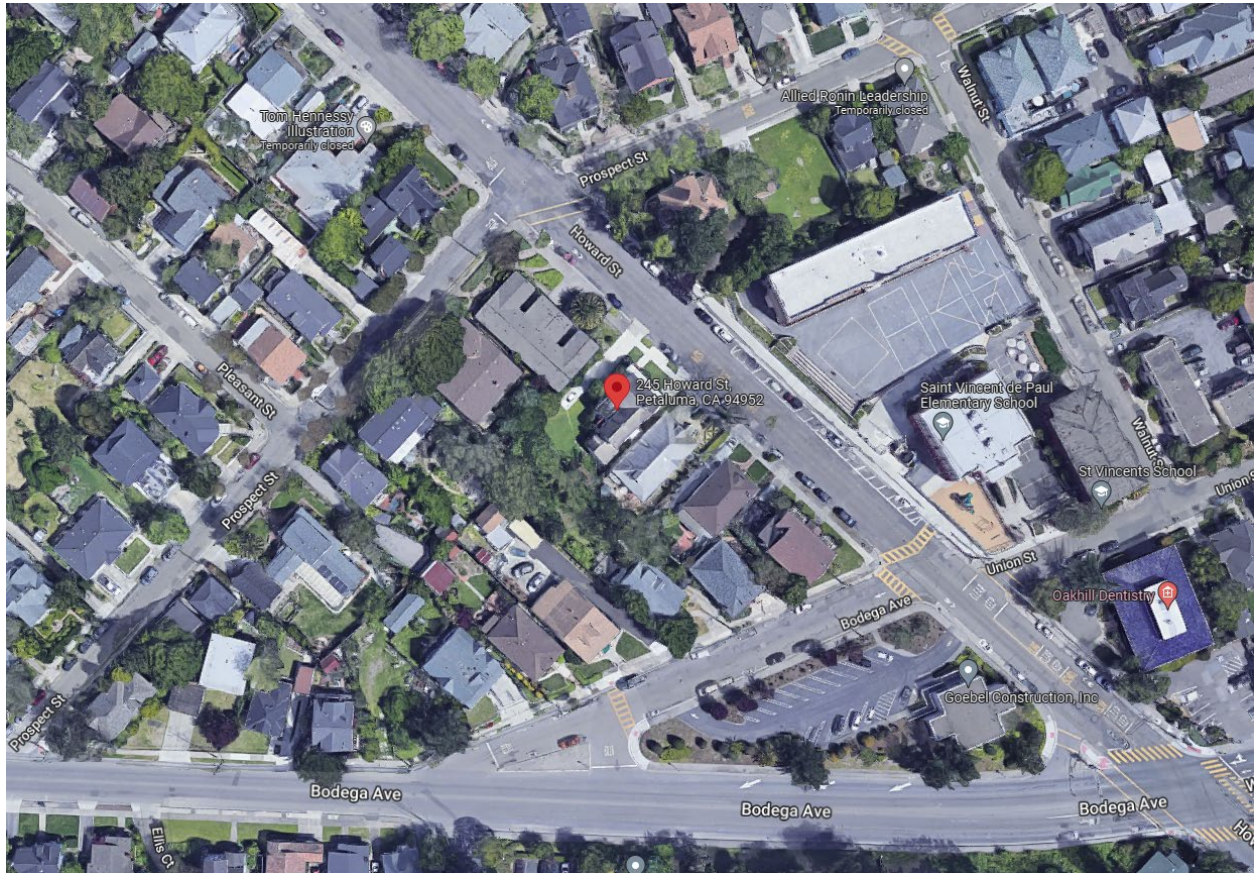


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**\*Resource Name: 245 Howard Street**

**\*Drawn by: Google maps**

**\*Date of map: 2022**



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Property Name: 245 Howard Street  
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**Photo 2 – Front (northeast) façade**

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**Photo 3 – View of front porch, looking southeast**

## CONTINUATION SHEET

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**Photo 4 – Northwest gable end**



**Photo 5 – Entry and side porch**

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**Photo 6 – Northwest side façade, looking northeast**



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**Photo 7 – Sunroom, looking northeast**

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**Photo 8 – Rear, one-story addition, looking southeast (shed to right)**



**Photo 9 – Rear (southwest) façade, looking northeast**

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**Photo 10 – Southeast side façade, looking southwest**

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**Photo 11 – Eave detail, northwest gable end**

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**Photo 12 – Light fixture, porch**

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**Photo 13 – Living room, looking toward front hall (left) and front parlor (center)**

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**Photo 14 – Looking toward kitchen from living room (looking southwest)**

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**Photo 15 – View into kitchen/pantry area**



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**Photo 16 – View into back addition and at back stair**



**Photo 17 – View from upper hall at front window and into one bedroom**

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**Photo 18 – View from bedroom into upper hall**

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**Photo 19 – View from sunroom toward the northwest**

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Photo 20 – Interior fixture, typical

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Photo 21 – View down Howard Street (toward southeast), house on right



Figure 22 – View up Howard Street (toward northwest)

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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Figure 23 – St. Vincent's Elementary School across from 245 Howard Street

\*Resource Name or # 245 Howard Street  
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\*NRHP Status Code 3CB

B1. Historic Name: Schluckebier, Henry and Florentine, House  
 B2. Common Name: 245 Howard Street B3. Original Use: Single family residence  
 B4. Present Use: Vacant \*B5. Architectural Style: Italianate

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The house was constructed in 1870. In 1907 it was divided into two houses and the subject house was moved to 245 Howard Street. Sometime between 1923 and 1949 the house acquired the two-story sunroom in the notch of the "L" that it has today. It otherwise has the same appearance dating from 1907.

\*B7. Moved?  No  Yes  Unknown Date: 1907 Original Location: West side of Kentucky Street between Washington and Western

\*B8. Related Features: There is a shed in the south corner of the site.

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Commerce, Architecture Area Oakhill Brewster Historic District  
 Period of Significance 1907-1917; 1907 Property Type Single family residence Applicable Criteria 2, 3  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Henry and Florentine Schluckebier house is significant for its association with Henry Schluckebier (Criterion 2), a prominent businessman in Petaluma from 1884 until his death in 1917. Schluckebier was significant for his association with the Schluckebier Hardware store, which he founded after dissolving his partnership with his father-in-law in the Bauer and Schluckebier Hardware store in 1902. Schluckebier was also significant for building several commercial buildings in Petaluma on Kentucky Street, in addition to his hardware store on Petaluma Blvd. N. In this sense he contributed greatly to the commercial development of the town. He was also important as a founder and the president of the Petaluma National Bank, and the civic activities in which he participated. The house is individually eligible for listing in the California Register of Historical Places for this association, with a period of significance of 1907 (when the house was moved) to 1917 (when Schluckebier died).

The Henry and Florentine Schluckebier house is also a contributor to the Oakhill-Brewster Historic District as an Italianate house that retains very good integrity to its period of significance of 1907, when it was moved to its present site. Some time between 1923 and 1949 a two-story sun room was added to the house, which is not visible from the public right-of-way, but other than that the house has seen very few changes. It retains integrity of location, design, setting, materials, workmanship, feeling and association to 1907.

**HISTORIC CONTEXT - continued on sheet 29**

B11. Additional Resource Attributes: (List attributes and codes)  
 HP2. Single family property; HP4. Ancillary building  
 \*B12. References: Painter, Diana J., PhD, *Historic Resource Survey and Evaluation for 245 Howard Street*, June 20, 2022. See sheet 44.  
 B13. Remarks: Under CEQA a moved property is still eligible for listing in the California Register.

\*B14. Evaluator: Diana J. Painter, PhD  
 \*Date of Evaluation: May 31, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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Property Name: 245 Howard Street  
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### **B10. Significance: continued from sheet 28**

#### **The Oakhill-Brewster Neighborhood**

The Oakhill-Brewster Historic District is located within the city of Petaluma, a city of approximately 61,000 people located about one hour north of San Francisco, in Sonoma County, California. The city became prominent early in its history as an important port that supplied the agricultural products of Sonoma County to the rapidly growing city of San Francisco in the post-Gold Rush years; it was incorporated in 1858. Accordingly, its downtown and neighborhood historic districts reflect the architecture of these years of growth and development. Oakhill-Brewster is one of the neighborhood historic districts.

The Oakhill-Brewster Historic District is located generally north-northwest of downtown Petaluma and east of the Petaluma River. Irregular in shape, an important street near the south border is Washington Street. The other boundaries of the neighborhood are the alley east of Kentucky Street on the east side; Galland Street on the north side; and Howard Street on the west side. The neighborhood "vividly portrays the evolution of Petaluma homes," according to the narrative in the *Oakhill-Brewster Historic District Preservation Guidelines and Standards*. The neighborhood began developing in the 1850s. The 1865 map of Petaluma reveals that the neighborhood was developed with residential-sized lots as far north as Prospect Street at this time, although houses were sparse. The 1871 bird's-eye view of the city displays a populated neighborhood with a Catholic church at Prospect and Keokuk with some outbuildings and orchards scattered throughout. The author continues, "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" (*Oakhill-Brewster Historic District Preservation Guidelines and Standards*, 1).

The 1870 Schluckebier house is located in the Oakhill-Brewster Historic District, a primarily residential neighborhood, at 245 Howard Street. Most houses in the district are from the Victorian or Arts-and-Crafts era, with a few earlier Greek Revival farm or vernacular houses. The blocks closer to downtown tended to have developed earlier, while the northwesterly reaches of the neighborhood typically developed later. The areas closer to downtown were nearly completely built-out before the turn of the century, often with large residential structures in the Queen Anne style, although a range of Victorian-era styles are represented. Many streets farther away from downtown developed with early twentieth century bungalows. The Italianate Schluckebier house is an anomaly in the Oakhill-Brewster Historic District, which no doubt can be attributed to the fact that the house was moved to the site.

#### **Developmental History**

The Schluckebier house was constructed in 1870, based on a quote by Schluckebier's son in the newspaper, which is also corroborated by the style of the building ("*Yesteryears*," *January 2, 1980*:4). Researched by historian Katherine Rinehart and confirmed by a family member, it is the Henry and Florentine Schluckebier house. It was previously located on the west side of Kentucky Street, between Western and Washington streets, and was addressed as 827 Kentucky in 1906 (*Sanborn Fire Insurance map*). The house was divided into two houses and moved, which enabled Schluckebier to build a one-story commercial building with three storefronts in its place on Kentucky. The house was moved by the Christ Bros. of Santa Rosa, who specialized in this business. One half of the house was re-sited on Bodega Avenue and the other half – the Schluckebier house - was sited on Howard Street, at its present location ("*Are Experts in Moving Houses*," 1907).

The one-story, three-unit commercial building constructed in its place was designed by Brainerd Jones and constructed by H.L. Vogensen. The central bay housed the telephone exchange, flanked by two smaller shop fronts ("*New Schluckebier Building on Kentucky Street*," 1907). It was now addressed as



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123-129 Kentucky Street.

When re-located to 245 Howard Street the house was narrower than the house originally located on Kentucky Street, which is appropriate considering it was made into two houses before being moved to its present location. Prior to its move, it had a full width front porch, but the front entry was on the front (northeast) façade. In contrast, the house at 245 Howard Street has a side entry on the northwest side. In 1907 the two-story house was largely L-shaped and included the wrap around porch, the two bay windows that are present on the house today, and the one story addition to the rear (which may have been added, although when on Kentucky Street the house also had a one-story rear addition). The secondary entry and the entry porch to the one-story wing in back was in place in 1907 as well. There were also two sheds and a stable on the large lot. It was addressed as 245 Howard Street by this time, as Petaluma's addresses were re-assigned in 1910. It had the same appearance by the time of the 1923 Sanborn Fire Insurance map. Some time between 1923 and 1949 the house acquired the two-story sunroom in the notch of the "L" that it has today. It otherwise has the same appearance dating from that time.

### Architectural Context - The Italianate Style

The Italianate style is a relatively early style as seen in Petaluma today but was well-represented in the 1877 *New Historical Atlas of Sonoma County*. It is not often seen in the Oakhill-Brewster Historic District, which developed slightly later for the most part than would be the high point of the style in Petaluma. The Italianate style was most widely seen in the Bay Area in the 1860s and 1870s. It was declared by architectural historian David Gebhard as representing the "best of both worlds – classical order and control, and the picturesque." The latter reflected the "Italianate Villa" or more picturesque interpretation of the style as seen in the architectural writings of Andrew Jackson Downing, which reflect a rural or suburban form and could even incorporate a tower feature. The second phase of the style was referred to by Gebhard as High Victorian Italianate. It is more typically represented by a single volume articulated by angular details (Gebhard, 1985:556).

The Schluckebier house contains aspects of both phases of the style and would not be typical of either, in part because the house was divided into two in 1907 and does not reflect its original form (see Figures 1,2,3,5). However, the house is reminiscent of both phases of the style. These include the steeply pitched roof with moderate eaves and eave returns, supported by ornate paired brackets on a molded frieze board; a one-story porch supported by a simple colonnade; canted bays; tall windows with vertical proportions that are vertically aligned; and four-over-four-light windows, sometimes within shallow arched openings, with heavy window hoods (Duchscherer and Keister, 2001:58).

### The Schluckebier family

Henry Schluckebier (1856-1917), a well-known and well-respected citizen of Petaluma, is perhaps best known as the owner and proprietor of the Schluckebier Hardware store, which stood at 226 Petaluma Blvd. N. within another commercial block in Petaluma until the mid-1960s. He was also active in other arenas, however. He was the president of the Petaluma National Bank, elected in 1905, and was also involved in real estate development. He also served on the Chamber of Commerce Board of Directors and the Board of Education.

Schluckebier immigrated to the United States from Waldeck, Germany, where he was born in 1856 (*Find a Grave*). He immigrated to the United States at the age of 16. He first settled in Colorado with a brother, then traveled to Sacramento where he was employed as a bookkeeper in 1880. By 1884 he was living in Petaluma and had married Florentine Bauer (1860-1920), the daughter of hardware store owner Louis Bauer (Rinehart, 2008).

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The Schluckebier Hardware store was founded as the Bauer and Temple Hardware store in the 1860s. Schluckebier took over the business from his father-in-law Ludwig Bauer (also seen as Louis) in 1902 and formed a partnership with Ludwig Bauer, Jr., his brother-in-law ("Dissolution of Partnership," 1901). The store was first located on E. Washington Street (Rinehart, 2008).

Once married Henry and Florentine settled in the 1870 Bauer house on the west side of Kentucky between Western Avenue and Washington Street in what became later known as the Schluckebier house. They moved the house once it became clear that Kentucky Street was becoming a commercial center and re-located it to Howard Street. Schluckebier then used the site on Kentucky Street to develop the three-bay commercial building that housed the telephone exchange and two shops (the alley is known as Telephone Alley to this day). Schluckebier was instrumental in developing the west side of this block as a commercial hub. Again working with Vogensen, he developed the post office building adjacent to the telephone building in 1904.

Schluckebier and Harry L. Gwinn, a banker by vocation, also built the commercial Schluckebier-Gwinn building at 133 Kentucky Street in 1904. For this building they again hired architect Brainerd Jones but the building was constructed by R.W. Moller and William C. Stradling (Rinehart, 2008). It was to be two stories in height and was already in great demand even before it was constructed. The bottom floor was to be leased as a dry good store and the upper floors were to be offices ("New Building for Kentucky Street," 1904). In 1915 the partners again teamed up to develop the one-story, Mission Revival building at 135-139 Kentucky (Rinehart, 2008). These buildings made a substantial contribution to the commercial businesses on the west side of Kentucky Street, which stand to this day.

Schluckebier proved himself prescient again when he constructed his own hardware store building at 226 Petaluma Blvd. N. within the block on the east side of Petaluma Blvd. N. north of Washington Street. This store was credited with being the oldest established hardware store in Petaluma in the 1955 Centennial Edition of the *Petaluma Argus-Courier* ("Hardware," 1955:84). By that time Lud Schluckebier, Henry Schluckebier's son, was operating the store.

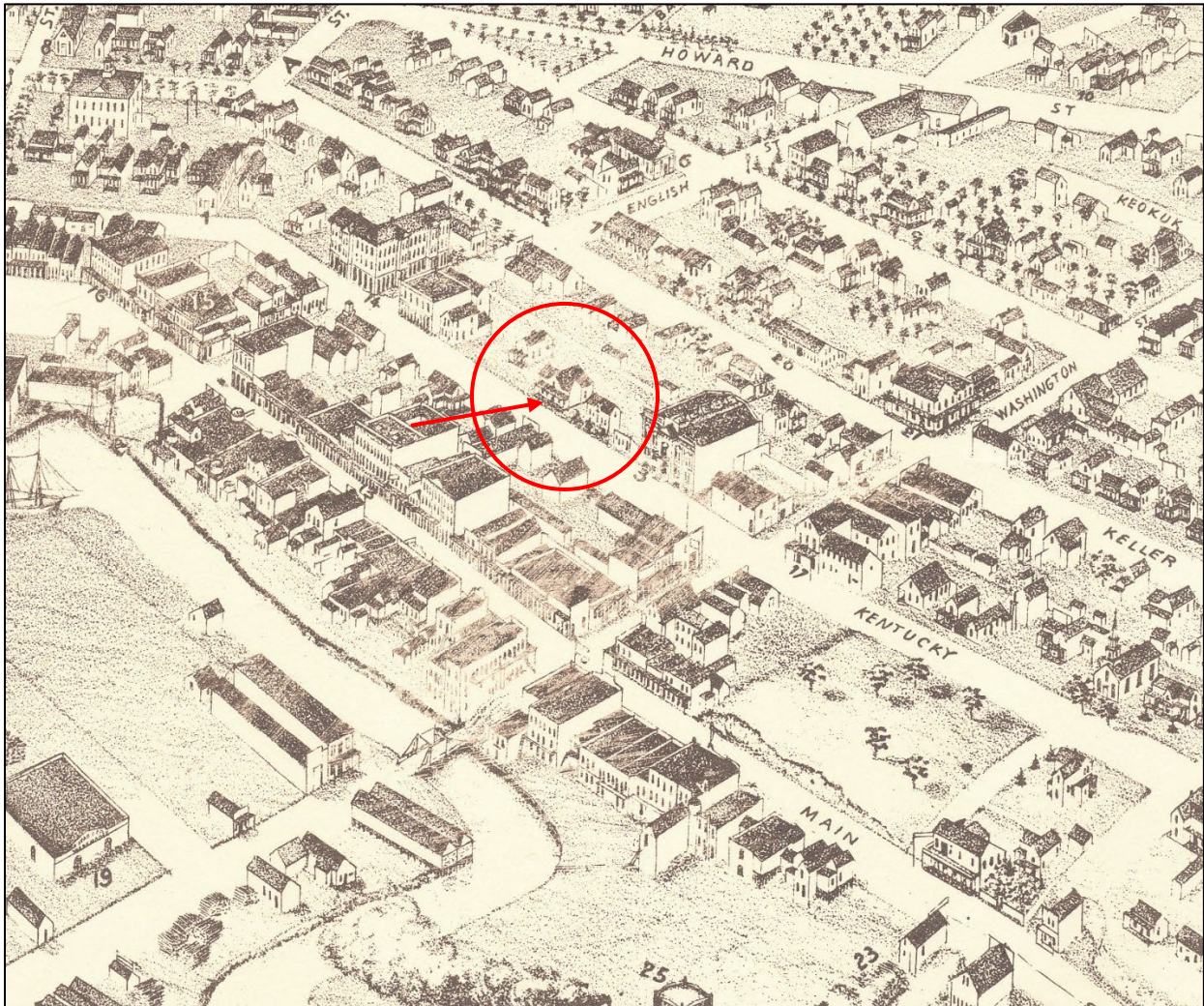
Schluckebier married Florentine Bauer on April 26, 1884 in Santa Rosa. Together they had three children, daughter Elsa (or Eliza) Peoples (nee Schluckebier), son Ludwig, and daughter Florentine. Schluckebier became ill in 1915, possibly suffering from tuberculosis. He was transported by ambulance to the German Hospital in San Francisco on May 3, 1917, where he died, leaving an estate worth \$150,000. On the return of his body to Petaluma, flags were flown at half staff and the hardware store and local banks closed for business (Rinehart, 2008). Mrs. Schluckebier died unexpectedly in 1920. Son Ludwig continued to live in the Schluckebier house until his death in 1959 ("Lud Schluckebier Is Found Dead Of Heart Attack," 1959:1).

The Schluckebier house was inherited by Ludwig's niece and nephew Louise and Henry Peoples, his sister Florentine having preceded Ludwig in death in 1949. The house was purchased by Thomas R. Griffin (1915-2010), a schoolteacher, and his wife Betty (1928-2018) about 1960. The Griffin children moved Betty to be nearer to them in Sonoma in 2017 and put the house on the market (email from John Sheehy to Katherine Rinehart, 8-24-2017). The present owners bought the house in 2022.

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**Figure 1** – 245 Howard Street in 1871, when it was on the west side of Kentucky between Western and Washington Streets

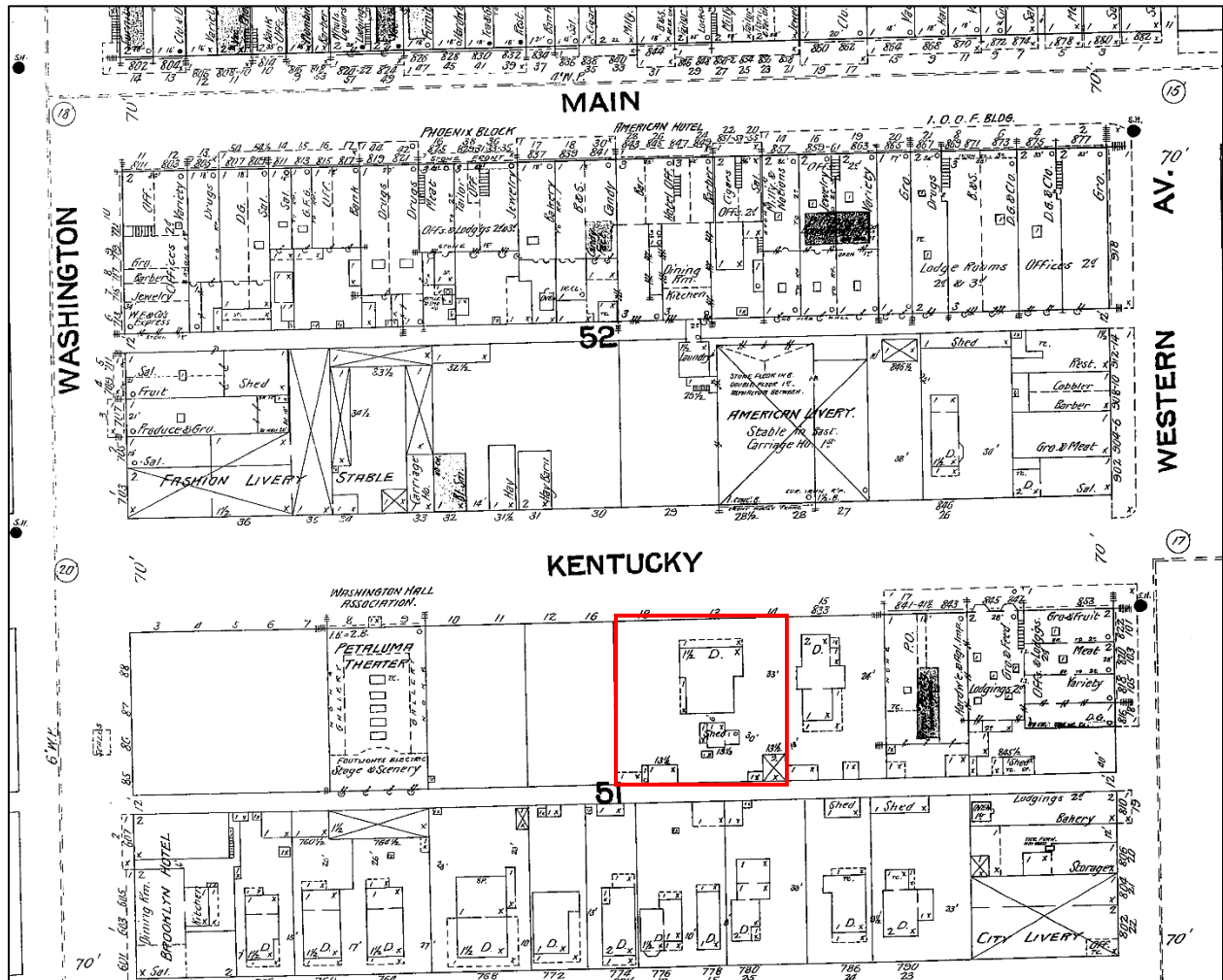


Source: *Bird's-Eye View of the City of Petaluma, 1871*

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Property Name: 245 Howard Street  
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Figure 2 – 245 Howard Street in 1894, when it was on the west side of Kentucky between Western and Washington Streets

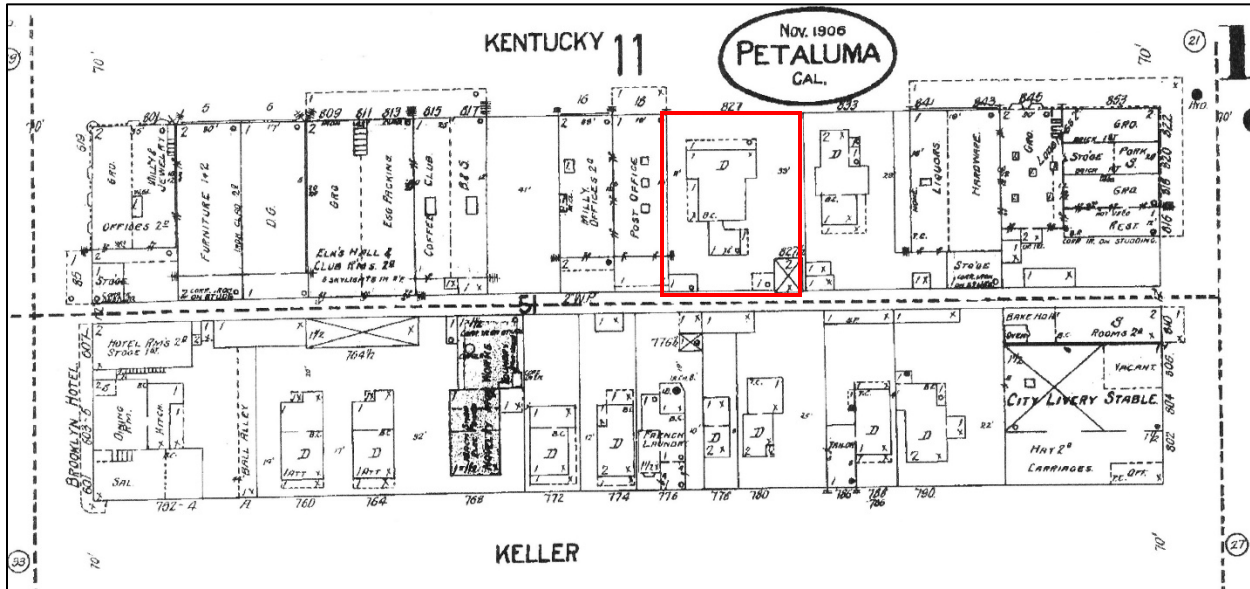


Source: Sanborn Fire Insurance map

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Property Name: 245 Howard Street  
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**Figure 3** - 245 Howard Street in 1906 when it was on the west side of Kentucky Street (note building form)

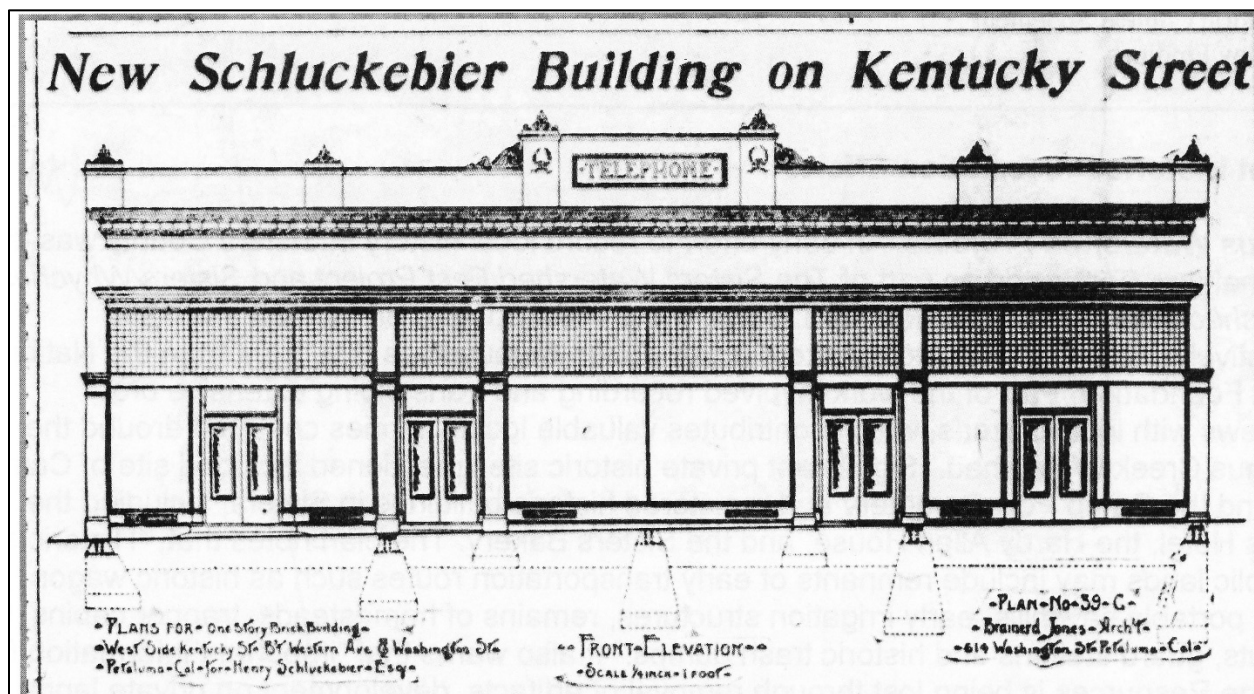


Source: Sanborn Fire Insurance map

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Property Name: 245 Howard Street  
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**Figure 4** - Illustration by Brainerd Jones of 1907 Telephone building constructed in place of the Schluckebier house

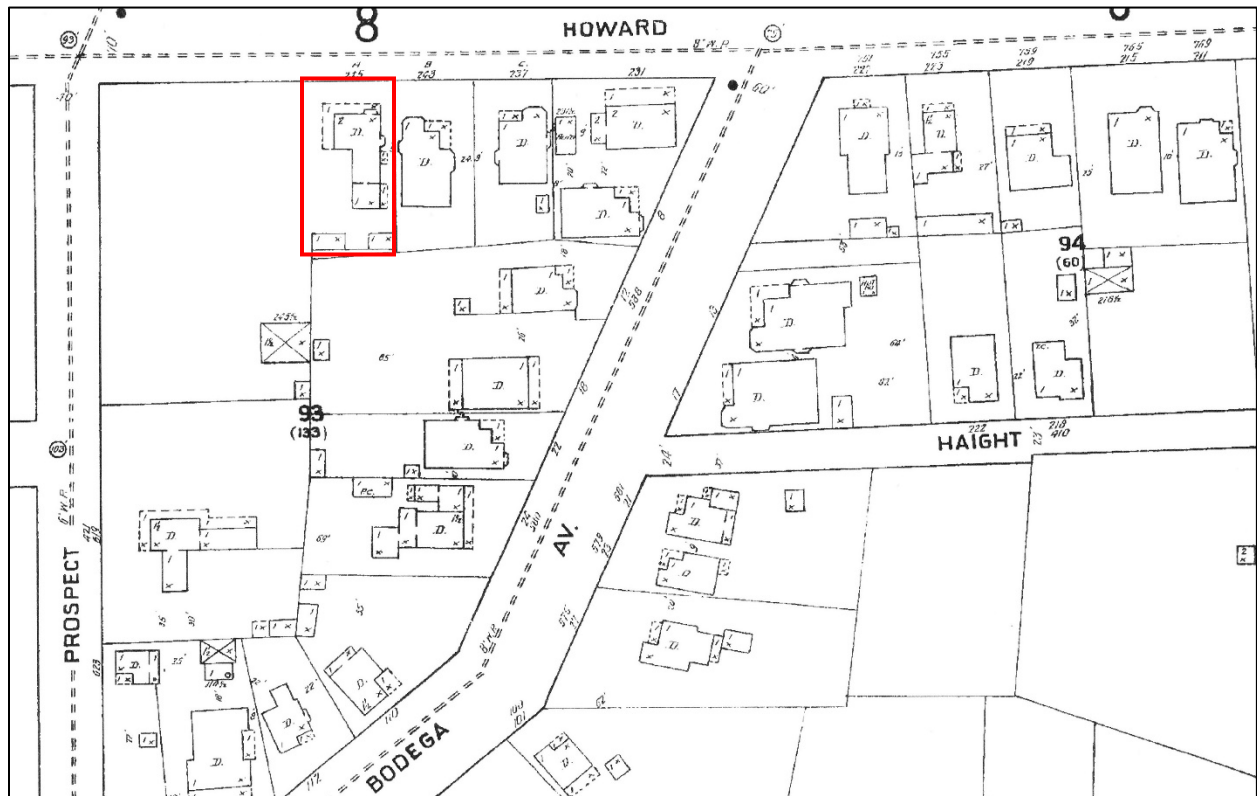


Source: *Petaluma Daily Morning Courier*, March 20, 1907

# CONTINUATION SHEET

Property Name: 245 Howard Street  
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Figure 5 - 245 Howard Street in 1910, after it was moved to Howard Street

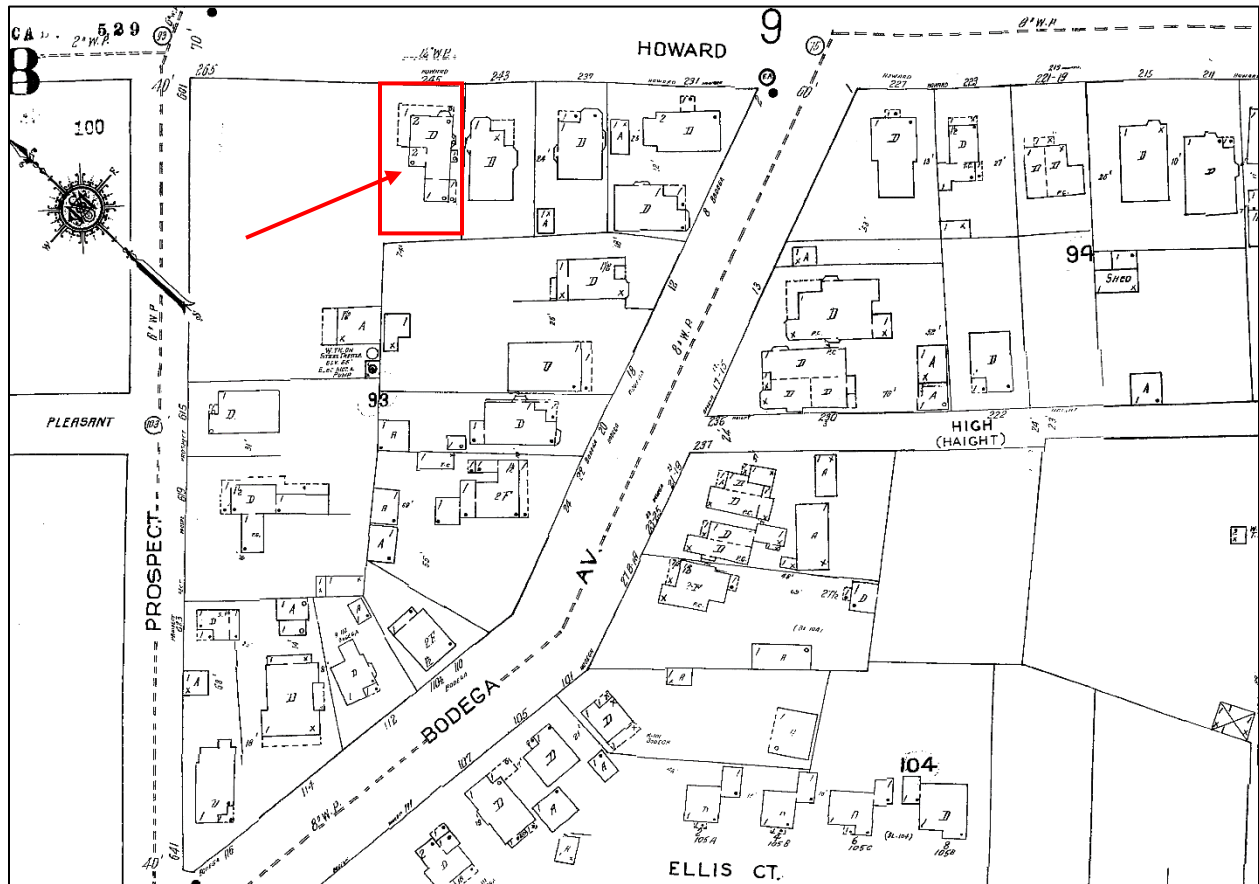


Source: Sanborn Fire Insurance map

# CONTINUATION SHEET

Property Name: 245 Howard Street  
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Figure 6 – 245 Howard Street in 1949, on Howard Street (note addition)



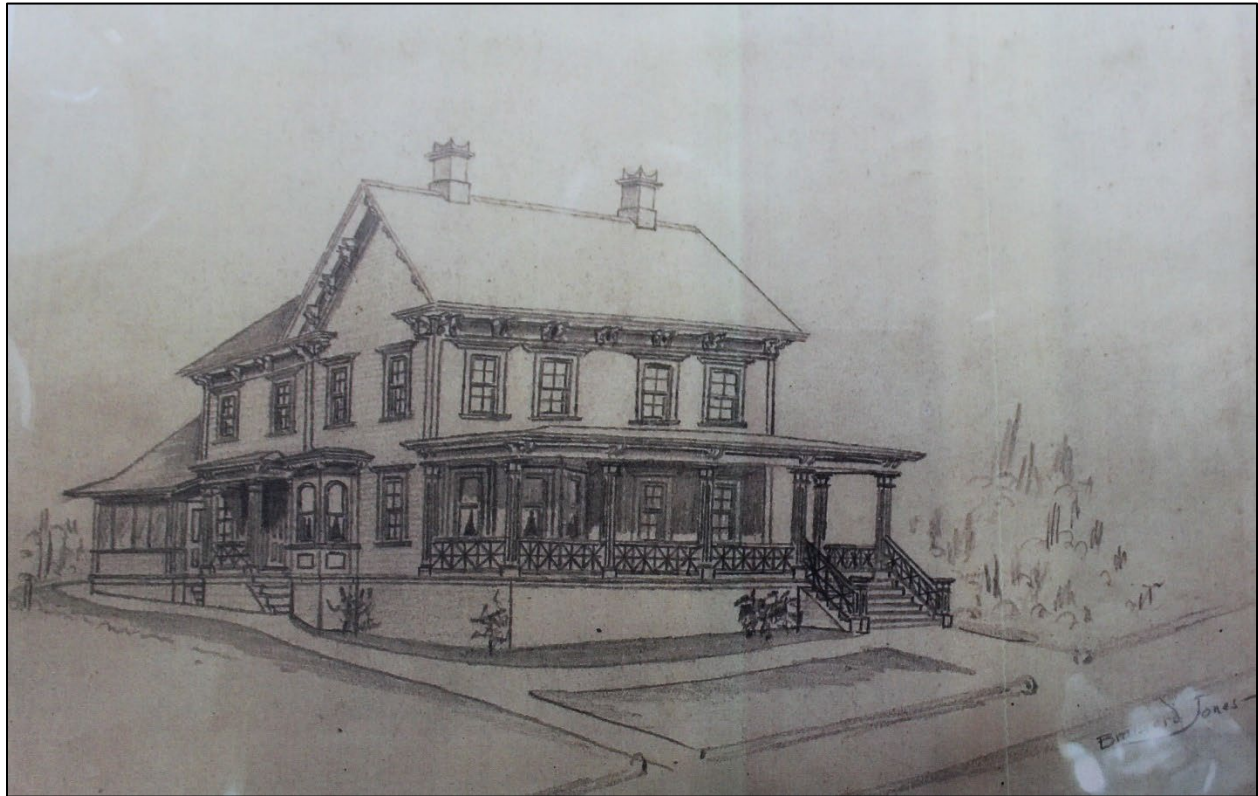
Source: Sanborn Fire Insurance map



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**Figure 7** - Sketch of Schluckebier house by architect Brainerd Jones (excerpt) (no date)



*Courtesy Katherine Rinehart*

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 8** – 245 Howard Street photographed in 1895 with Schluckebier family, when it was on Kentucky Street (note posts on porch, windows, and siding)



*Source: Sonoma County Library*

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 9** – 245 Howard Street ca 1907, after it was moved to Howard Street



*Source: Sonoma County Library*

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**Figure 10** - Portrait of Henry Schluckebier ca 1906



*Source: Sonoma County Library*

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**Figure 11** - Schluckebier Hardware store at 226 Petaluma Blvd. N. in 1908



*Source: Sonoma County Library*

**CONTINUATION SHEET**

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Figure 12 – Ad for wagon, Schluckebier Hardware, 1915



Source: *Petaluma Argus-Courier*

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### \*B12. References - Continued from sheet 28

#### Bibliography – 245 Howard Street

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"Bird's Eye View of the City of Petaluma, Sonoma County, California," 1871.

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- "Briefs," February 14, 1907:1.
- "Briefs," February 16, 1907:1.
- "City Mourns Death of Beloved Woman," October 15, 1920:5.
- "Dissolution of Partnership," January 22, 1902:3.
- "New Building for Kentucky Street," August 18, 1904:1.
- "New Schluckebier Building on Kentucky Street," March 20, 1907:1.
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## CONTINUATION SHEET

Property Name: 245 Howard Street  
Page 45 of 46

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Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 245 Howard St.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 245 Howard St.

City: Petaluma

Zip: 94952

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN:00624319

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, gabled roof residence with heavy molded cornices on ornate paired brackets is an excellent example of Italianate architecture. The cornices and brackets return at the the gables and are repeated in lighter form at the verandah, side bay and back portico. There are two slanted bay windows. The one on the south side has semi-elliptical tops and bracketed cornice. The other bay is on the front verandah and appears to have been a replacement window sash. Double-hung windows have two vertical lights in each sash, and have heavy molded crowns. The wraparound verandah with flat roof features a plain frieze, slender square posts with classical detailing, and an intricate geometric balustrade. The main entrance, located along the north side is recessed and features a small paned door with small paned side light. Exterior finish is clapboard siding. There have been no alterations made since the 1990 HRI; the property is in fair to good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:  
Façade, 12.16.13

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
1865, City of Petaluma parcel record

\*P7. Owner and Address:  
Thomas & Elizabeth Ann Griffin  
Same Address

\*P8. Recorded by  
Lilly Bianco  
Metropolitan Planning Group  
579 Clyde Ave, Ste 340  
Mountain View, CA 94043

\*P9. Date Recorded: 12.16.13

\*P10. Survey Type:  
Reconnaissance

\*P11. Report Citation: City of Petaluma. *Oakhill Brewster Historic District Inventory* by J.Lauder and J.Patri. May, 1990

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

\*Recorded by: Lilly Bianco

\*Date: 12.16.13

Continuation

Update

**Oakhill-Brewster Historic District 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, this district gives the viewer an awareness of the continuity of Petaluma's architectural heritage. 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 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.

Adapted from: City of Petaluma. *Oakhill-Brewster Historic District: Preservation Guidelines & Standards*. April 2, 1990



View of SE façade. Photo taken 12.16.13

**P1. Other Identifier:** Schluckebier, Henry and Florentine, House

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Petaluma Date 1983 T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; Mt. Diablo B.M.

c. Address 245 Howard Street City Petaluma Zip 94952

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 006-243-19

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

### Location and setting

The Henry Schluckebier House at 245 Howard Street is located in the Oakhill-Brewster Historic District, a primarily residential neighborhood that is a designated local historic district. The house is located in the southeast corner portion of the district on a triangular block that is bounded by Howard Street on the north, Bodega Avenue to the east and south, and Prospect Street to the west. Houses within the block appear to date from about 1890 to 1925, with the exception of three modern houses, one of which is a 1970 duplex that is northwest of the subject house. An exception to the prevalent single family houses in the district is the St. Vincent Elementary School, which is across the street from the

**Continued on sheet 2**

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: (List HP2 – Single family property; HP4 – Ancillary building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) NE (front) and NW facades, April 25, 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1870 (newspaper)

\*P7. Owner and Address:

Mr. Jeff Luchetti  
c/o JL Construction  
70 Stony Point Road, Suite D  
Santa Rosa, CA 95401

\*P8. Recorded by: Diana J. Painter, PhD, Painter Preservation, 2681 Cleveland Ave., Santa Rosa, CA 95403

\*P9. Date Recorded: April 25, 2022

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

## CONTINUATION SHEET

Property Name: 245 Howard Street  
Page 2 of 46

### Continued from sheet 1

subject property. Howard Street in front of the house is two lanes with parking lanes on each side. The slope of the street continues to rise as it travels northwest.

### Overview

The house is two stories in height with a one-story extension to the rear, with an irregular footprint and a steeply pitched, cross gable roof with moderate gables supported by paired brackets mounted on a frieze board. A chimney is located at the south end of the north-south ridgeline and a second chimney is located at the middle of the opposing ridgeline. The house is located on the south (southwest) side of Howard Street and faces northeast, overlooking the street and facing the two-story building to the north that is part of the St. Vincent's Elementary School. The 2,685 square foot house is located slightly toward the southeast side of its 6,720 square foot lot, which allows for a driveway on the northwest side of the lot. A paved parking space is located on the southeast side. The wood-frame house is clad primarily in narrow lap siding, although channel rustic and V-grove shiplap siding is also seen. As of May 2022, the house had no foundation. The roof is clad in composition shingles. The construction date of the Italianate house is 1870 ("Twenty-Five Years Ago, Jan. 2, 1955," *Petaluma Argus-Courier*).

### Exterior description – house

Front (northeast) façade. The front façade of the house displays a one-story wrap around porch that continues to the northwest side of the house, where the main entry is located. The porch roof is supported by square posts with a capital and base, topped by paired brackets. The porch is accessed by four brick steps and one wood step and enclosed with a decorative rail with 'Union Jack' -shaped balusters. On the left side of the ground floor is a shallow bay window with one-over-one-light, double-hung windows with wide molded surrounds. To the right are two individually placed, four-over-four-light, double-hung windows topped by heavy hoods. These are vertically aligned with two matching windows at the second level. To the left, above the bay window, are two additional double-hung windows. All have heavy hoods above them. The area below the porch is enclosed with horizontal board.

Northwest side façade. The northwest side façade relieves the end gable of the main cross gable. Here the same paired brackets on a frieze board support the roof overhang, as well as the eave returns. At the ground level on this façade is a four-over-four-light window on the left side. On the right side is the main entry door within a shallow vestibule. It has a 15-light French door with full-height sidelights of ten lights each. To the right of the entry is a two-story addition with a slightly pitched shed roof with narrow eaves and exposed rafters. The upper level of this addition is a sunroom. The lower level displays a three-part, double-hung window with a wider window in the center, separated by heavy mullions and topped with a simple hood. Above, at the sunroom, are four smaller double-hung windows with one-over-one-lights, separated by wide mullions. This window treatment carries around the corner of this two-story addition at the second level. At the ground level is a paired, double-hung window with one-over-one-lights. Adjacent to it is visible the side gable of the house, which displays a similar treatment as the main body of the building with the northwest-southeast ridgeline. At the ground level here is a four-over-four-light, double-hung window covered by a simple shed overhang clad in corrugated metal. Above this, at the second level, is another four-over-four-light window, which has the same design treatment and hood seen elsewhere on the building.

To the right of the main cross gable, which is part of the original portion of the building, is a one-story addition. This addition has an asymmetrical gable with a southwest-northeast ridgeline and narrow eaves. Visible on the northwest-facing façade is a square, one-over-one-light double-hung window on the main body of the building, below a gabled dormer with a six-over-six-light, double-hung window. The roof here has large, diamond-shaped shingles.

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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Rear (southwest) façade. The rear facade reveals the asymmetrical pitch of the roof line, which is longer on the southeast side than the northwest side. It displays a square window accessing the main body of the addition, with two-light wood-frame casement windows. Another small window to its right with a single light lights the bathroom at the rear of the enclosed porch. There are no other openings on this façade.

Southeast side façade. Beginning at the south corner of the building, this façade is an enclosed entry porch with three ganged windows. The entry to the porch is on the northeast side, accessed by six wood steps. At the rear of the enclosed porch is a small bathroom. The formal secondary entry is at about the middle of this façade, on the side gable portion. It is accessed via five enclosed wood steps and covered with a flat porch roof supported by simple square posts, which are topped by small capitals and paired brackets. The balustrade here is of the same design as seen on the front of the building. To its left is a one-over-one-light, double-hung window. To its right is a narrow canted bay window with narrow, one-over-one-light, double-hung windows under shallow arches. The roof on the bay is a shallow hipped roof with narrow eaves supported by more elaborate brackets than seen elsewhere on the building mounted on a paneled frieze board. To its right, on the main body of the building, is a double-hung window of the same design as seen elsewhere on the building. Above, at the second level, is a vertically aligned window of the same design. Also at the second level are three individually placed, four-over-four-light, double-hung windows.

**Note:** Changes to the interior of the building are not subject to historical review.

### Interior description – house

Interior – first floor. The house is entered from the main entrance on the northwest side, at the end of the wraparound porch. Straight ahead is a straight run stair to the second floor landing. To the left of the stair is a hallway off of which are doors to the front parlor and the living room on the northeast side and the dining room on the southwest side. Double French doors lead from the living room to the dining room; opposite of these doors is a door to the kitchen. A second door in the dining room leads to a bedroom and bathroom, on the northwest side of the house. This is the ground floor of the sun room. In the northwest corner of this large room is a 'working' kitchen. To the southwest of the kitchen is a door to a laundry and utility room. Within this room is a stair to an unfinished attic at the second level of this one-story wing of the building. This is the area that is lit by the dormer on the northwest side of the building. Within the dining room is the secondary entry to the house. At the end of the laundry room, on the southwest side, is the door to the enclosed porch.

Interior – second floor. Three bedrooms on the second floor are accessed via the north-south central hallway. The sunroom is accessed from the central bedroom. A bathroom and fourth bedroom is accessed off this central bedroom as well. There is no access to the unfinished attic space at the west end of the house from the second floor.

Changes over time. The following outlines the changes known to have occurred to the Schluckebier house since its move from the site on Kentucky Street.<sup>1</sup> The house, which was now smaller than the original house, was sited at 245 Howard Street. In 1910 the house on Howard had a one-story addition to the rear, although it is not known whether this was the same one-story addition seen when it was on Kentucky Street, which was likely originally an exterior kitchen. Today this addition is located on what was an exterior façade on the rear of the house, which has an enclosed porch on the southwest side and a dormer on the northwest side (n.d.). A similar porch on the southwest side was seen on the house before

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<sup>1</sup> Note that a building can be moved from its original site in California and still be eligible for listing in the California Register of Historical Resources (California OHP, *Technical Assistance Series #*).

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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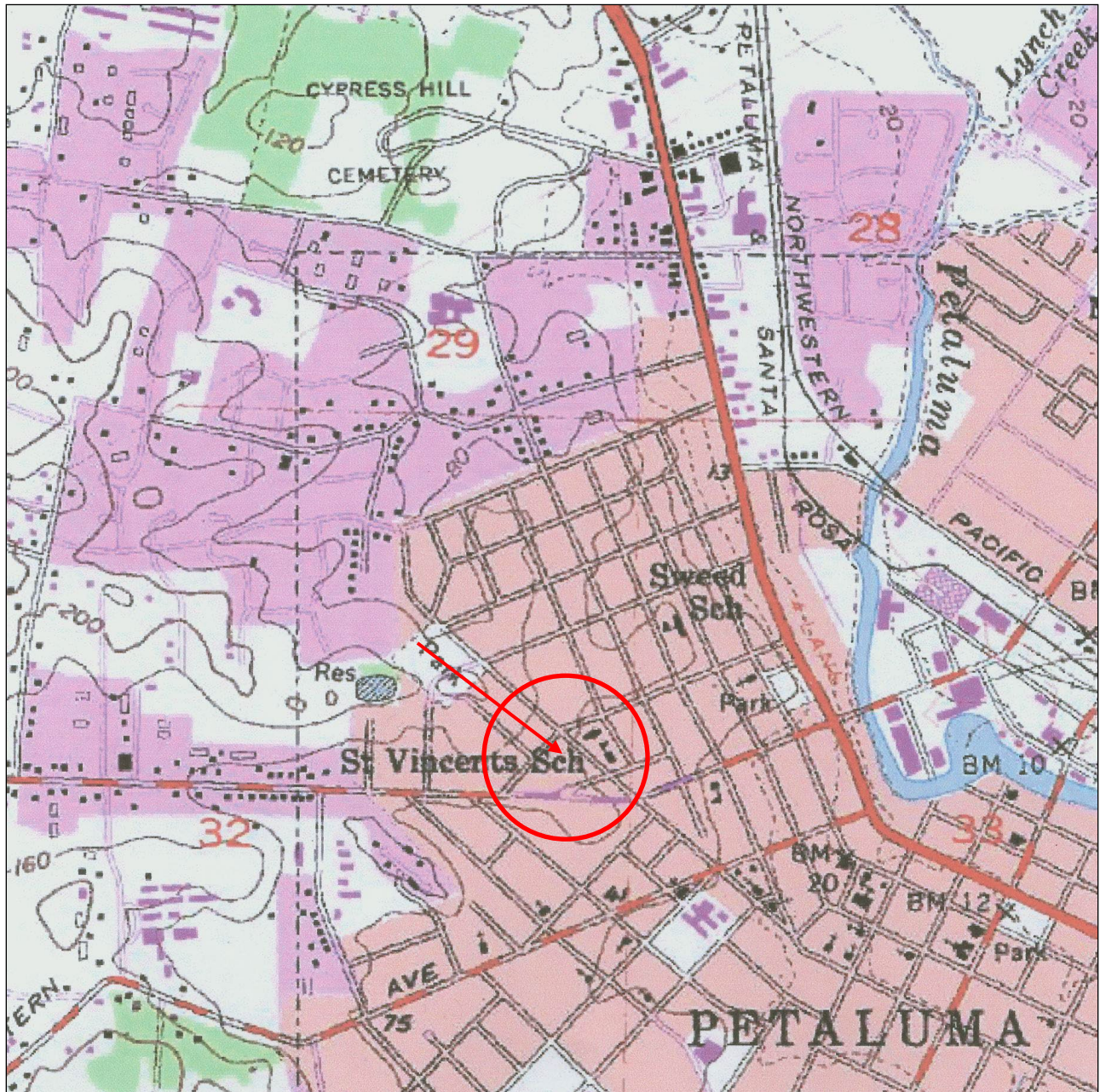
it was moved. Other changes that have taken place since the house was moved are evidenced by changes in architectural details, siding, and documentation in the Sanborn Fire Insurance maps. The two-story sunroom as added between 1923 and 1949. An adjacent shed roof whose purpose is unclear is a newer feature sited adjacent to the sunroom. Research did not reveal exact dates for these features, which are all on the rear of the house or not visible from the public right-of-way. The second bay window on the side façade does not appear to be of the same age as the rest of the house, but it appears on the 1910 Sanborn Fire Insurance map for the property, as does the front bay window, the wrap-around porch, the secondary entry, and the porch that leads to the one-story addition. Original features on the main body of the house includes its overall form, siding, windows, and architectural details. The existing balustrade was in place by 1907 and differs from the balustrade on the house that was in place before it was moved. The house retains remarkable integrity from 1907, including integrity of location, design, setting, materials, workmanship, feeling and association.

### **Shed**

A shed is located in the north corner of the yard. It has a shed roof with narrow eaves and exposed rafters. It is constructed of vertical boards and has a concrete slab foundation. On the left side is a hinged door of vertical boards. On the right is a two-over-two-light, wood frame window.

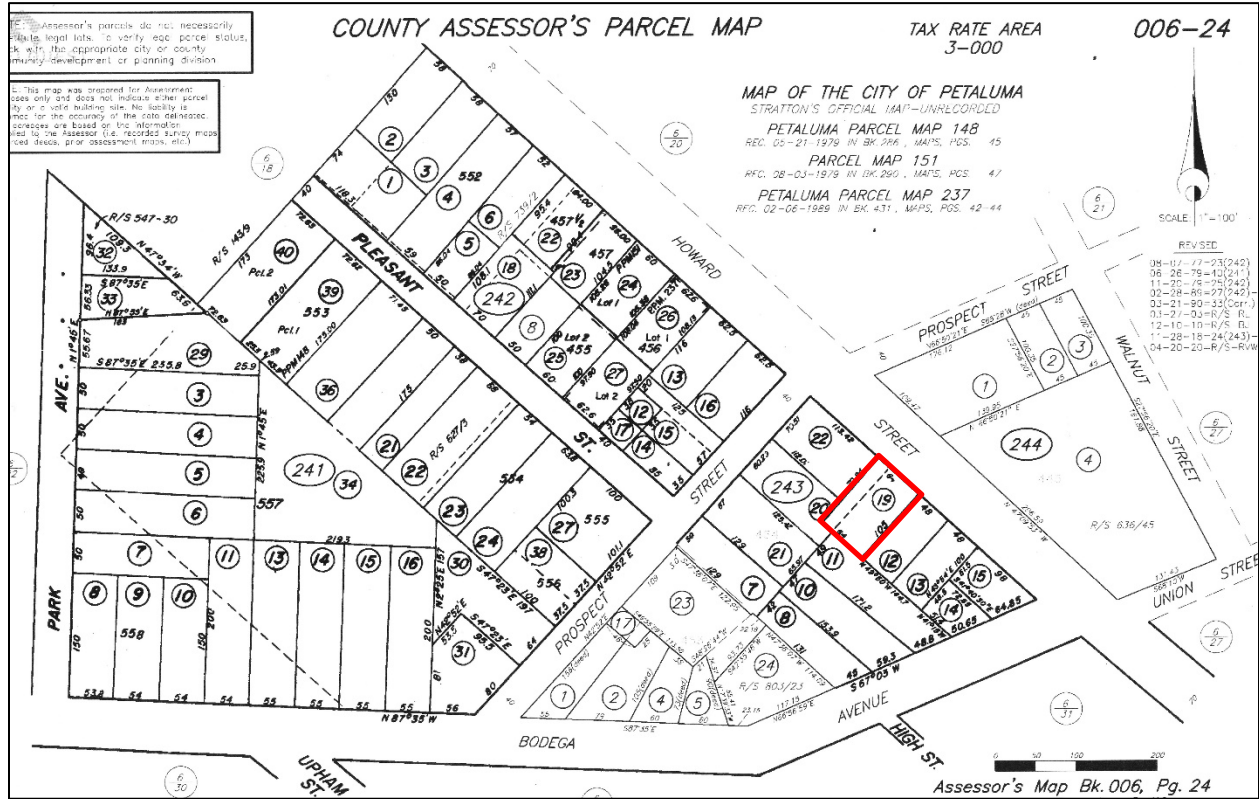
### **Landscaping**

The yard is not landscaped, pending the remodel and new foundation for the house. The finishes for the driveway and parking space and sidewalks are concrete. To the rear of the house is a walkway composed of large concrete pavers.









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\*Resource Name: Schluckebier, Henry, House

\*Drawn by: Google maps

\*Date of map: 2022

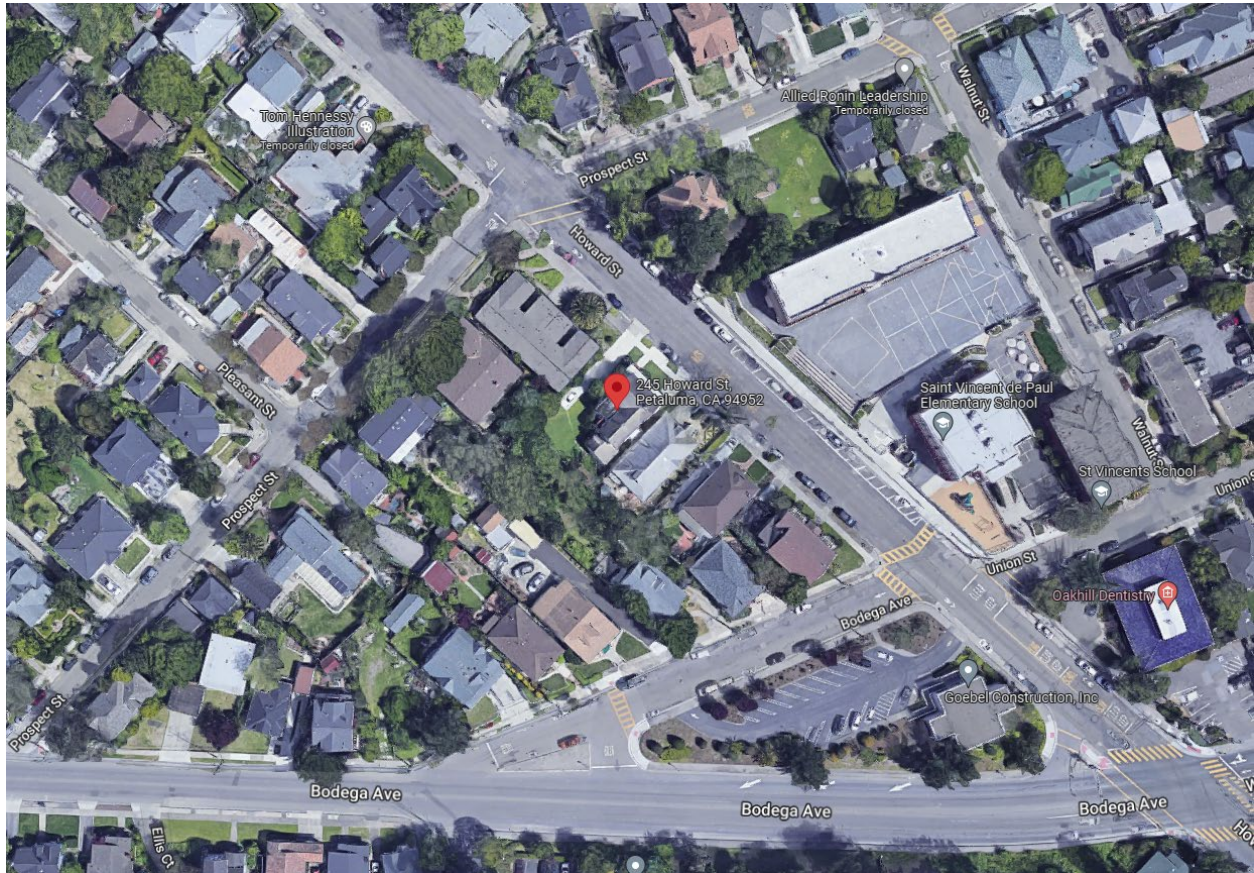


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**\*Resource Name: 245 Howard Street**

**\*Drawn by: Google maps**

**\*Date of map: 2022**



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Property Name: 245 Howard Street  
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**Photo 2 – Front (northeast) façade**

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Property Name: 245 Howard Street  
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**Photo 3 – View of front porch, looking southeast**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 4 – Northwest gable end**



**Photo 5 – Entry and side porch**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 6 – Northwest side façade, looking northeast**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 7 – Sunroom, looking northeast**



## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 8 – Rear, one-story addition, looking southeast (shed to right)**



**Photo 9 – Rear (southwest) façade, looking northeast**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 10 – Southeast side façade, looking southwest**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 11 – Eave detail, northwest gable end**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 12 – Light fixture, porch**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 13 – Living room, looking toward front hall (left) and front parlor (center)**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 14 – Looking toward kitchen from living room (looking southwest)**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 15 – View into kitchen/pantry area**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 16 – View into back addition and at back stair**



**Photo 17 – View from upper hall at front window and into one bedroom**



## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 18 – View from bedroom into upper hall**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 19 – View from sunroom toward the northwest**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Photo 20 – Interior fixture, typical**

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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Photo 21 – View down Howard Street (toward southeast), house on right



Figure 22 – View up Howard Street (toward northwest)

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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Figure 23 – St. Vincent's Elementary School across from 245 Howard Street

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 245 Howard Street  
Page 28 of 46

\*NRHP Status Code 3CB

B1. Historic Name: Schluckebier, Henry and Florentine, House

B2. Common Name: 245 Howard Street

B3. Original Use: Single family residence

B4. Present Use: Vacant

\*B5. Architectural Style: Italianate

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1870. In 1907 it was divided into two houses and the subject house was moved to 245 Howard Street. Sometime between 1923 and 1949 the house acquired the two-story sunroom in the notch of the "L" that it has today. It otherwise has the same appearance dating from 1907.

\*B7. Moved?  No  Yes  Unknown Date: 1907 Original Location: West side of Kentucky Street between Washington and Western

\*B8. Related Features: There is a shed in the south corner of the site.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Commerce, Architecture Area Oakhill Brewster Historic District

Period of Significance 1907-1917; 1907 Property Type Single family residence Applicable Criteria 2, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Henry and Florentine Schluckebier house is significant for its association with Henry Schluckebier (Criterion 2), a prominent businessman in Petaluma from 1884 until his death in 1917. Schluckebier was significant for his association with the Schluckebier Hardware store, which he founded after dissolving his partnership with his father-in-law in the Bauer and Schluckebier Hardware store in 1902. Schluckebier was also significant for building several commercial buildings in Petaluma on Kentucky Street, in addition to his hardware store on Petaluma Blvd. N. In this sense he contributed greatly to the commercial development of the town. He was also important as a founder and the president of the Petaluma National Bank, and the civic activities in which he participated. The house is individually eligible for listing in the California Register of Historical Places for this association, with a period of significance of 1907 (when the house was moved) to 1917 (when Schluckebier died).

The Henry and Florentine Schluckebier house is also a contributor to the Oakhill-Brewster Historic District as an Italianate house that retains very good integrity to its period of significance of 1907, when it was moved to its present site. Some time between 1923 and 1949 a two-story sun room was added to the house, which is not visible from the public right-of-way, but other than that the house has seen very few changes. It retains integrity of location, design, setting, materials, workmanship, feeling and association to 1907.

### HISTORIC CONTEXT - continued on sheet 29

B11. Additional Resource Attributes: (List attributes and codes)

HP2. Single family property; HP4. Ancillary building

\*B12. References: Painter, Diana J., PhD, *Historic Resource Survey and Evaluation for 245 Howard Street*, June 20, 2022. See sheet 44.

B13. Remarks: Under CEQA a moved property is still eligible for listing in the California Register.

\*B14. Evaluator: Diana J. Painter, PhD

\*Date of Evaluation: May 31, 2022

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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### B10. Significance: continued from sheet 28

#### The Oakhill-Brewster Neighborhood

The Oakhill-Brewster Historic District is located within the city of Petaluma, a city of approximately 61,000 people located about one hour north of San Francisco, in Sonoma County, California. The city became prominent early in its history as an important port that supplied the agricultural products of Sonoma County to the rapidly growing city of San Francisco in the post-Gold Rush years; it was incorporated in 1858. Accordingly, its downtown and neighborhood historic districts reflect the architecture of these years of growth and development. Oakhill-Brewster is one of the neighborhood historic districts.

The Oakhill-Brewster Historic District is located generally north-northwest of downtown Petaluma and east of the Petaluma River. Irregular in shape, an important street near the south border is Washington Street. The other boundaries of the neighborhood are the alley east of Kentucky Street on the east side; Galland Street on the north side; and Howard Street on the west side. The neighborhood "vividly portrays the evolution of Petaluma homes," according to the narrative in the *Oakhill-Brewster Historic District Preservation Guidelines and Standards*. The neighborhood began developing in the 1850s. The 1865 map of Petaluma reveals that the neighborhood was developed with residential-sized lots as far north as Prospect Street at this time, although houses were sparse. The 1871 bird's-eye view of the city displays a populated neighborhood with a Catholic church at Prospect and Keokuk with some outbuildings and orchards scattered throughout. The author continues, "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" (*Oakhill-Brewster Historic District Preservation Guidelines and Standards*, 1).

The 1870 Schluckebier house is located in the Oakhill-Brewster Historic District, a primarily residential neighborhood, at 245 Howard Street. Most houses in the district are from the Victorian or Arts-and-Crafts era, with a few earlier Greek Revival farm or vernacular houses. The blocks closer to downtown tended to have developed earlier, while the northwesterly reaches of the neighborhood typically developed later. The areas closer to downtown were nearly completely built-out before the turn of the century, often with large residential structures in the Queen Anne style, although a range of Victorian-era styles are represented. Many streets farther away from downtown developed with early twentieth century bungalows. The Italianate Schluckebier house is an anomaly in the Oakhill-Brewster Historic District, which no doubt can be attributed to the fact that the house was moved to the site.

#### Developmental History

The Schluckebier house was constructed in 1870, based on a quote by Schluckebier's son in the newspaper, which is also corroborated by the style of the building ("*Yesteryears*," *January 2, 1980*:4). Researched by historian Katherine Rinehart and confirmed by a family member, it is the Henry and Florentine Schluckebier house. It was previously located on the west side of Kentucky Street, between Western and Washington streets, and was addressed as 827 Kentucky in 1906 (*Sanborn Fire Insurance map*). The house was divided into two houses and moved, which enabled Schluckebier to build a one-story commercial building with three storefronts in its place on Kentucky. The house was moved by the Christ Bros. of Santa Rosa, who specialized in this business. One half of the house was re-sited on Bodega Avenue and the other half – the Schluckebier house - was sited on Howard Street, at its present location ("*Are Experts in Moving Houses*," 1907).

The one-story, three-unit commercial building constructed in its place was designed by Brainerd Jones and constructed by H.L. Vogensen. The central bay housed the telephone exchange, flanked by two smaller shop fronts ("*New Schluckebier Building on Kentucky Street*," 1907). It was now addressed as

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Property Name: 245 Howard Street  
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123-129 Kentucky Street.

When re-located to 245 Howard Street the house was narrower than the house originally located on Kentucky Street, which is appropriate considering it was made into two houses before being moved to its present location. Prior to its move, it had a full width front porch, but the front entry was on the front (northeast) façade. In contrast, the house at 245 Howard Street has a side entry on the northwest side. In 1907 the two-story house was largely L-shaped and included the wrap around porch, the two bay windows that are present on the house today, and the one story addition to the rear (which may have been added, although when on Kentucky Street the house also had a one-story rear addition). The secondary entry and the entry porch to the one-story wing in back was in place in 1907 as well. There were also two sheds and a stable on the large lot. It was addressed as 245 Howard Street by this time, as Petaluma's addresses were re-assigned in 1910. It had the same appearance by the time of the 1923 Sanborn Fire Insurance map. Some time between 1923 and 1949 the house acquired the two-story sunroom in the notch of the "L" that it has today. It otherwise has the same appearance dating from that time.

### Architectural Context - The Italianate Style

The Italianate style is a relatively early style as seen in Petaluma today but was well-represented in the 1877 *New Historical Atlas of Sonoma County*. It is not often seen in the Oakhill-Brewster Historic District, which developed slightly later for the most part than would be the high point of the style in Petaluma. The Italianate style was most widely seen in the Bay Area in the 1860s and 1870s. It was declared by architectural historian David Gebhard as representing the "best of both worlds – classical order and control, and the picturesque." The latter reflected the "Italianate Villa" or more picturesque interpretation of the style as seen in the architectural writings of Andrew Jackson Downing, which reflect a rural or suburban form and could even incorporate a tower feature. The second phase of the style was referred to by Gebhard as High Victorian Italianate. It is more typically represented by a single volume articulated by angular details (Gebhard, 1985:556).

The Schluckebier house contains aspects of both phases of the style and would not be typical of either, in part because the house was divided into two in 1907 and does not reflect its original form (see Figures 1,2,3,5). However, the house is reminiscent of both phases of the style. These include the steeply pitched roof with moderate eaves and eave returns, supported by ornate paired brackets on a molded frieze board; a one-story porch supported by a simple colonnade; canted bays; tall windows with vertical proportions that are vertically aligned; and four-over-four-light windows, sometimes within shallow arched openings, with heavy window hoods (Duchscherer and Keister, 2001:58).

### The Schluckebier family

Henry Schluckebier (1856-1917), a well-known and well-respected citizen of Petaluma, is perhaps best known as the owner and proprietor of the Schluckebier Hardware store, which stood at 226 Petaluma Blvd. N. within another commercial block in Petaluma until the mid-1960s. He was also active in other arenas, however. He was the president of the Petaluma National Bank, elected in 1905, and was also involved in real estate development. He also served on the Chamber of Commerce Board of Directors and the Board of Education.

Schluckebier immigrated to the United States from Waldeck, Germany, where he was born in 1856 (*Find a Grave*). He immigrated to the United States at the age of 16. He first settled in Colorado with a brother, then traveled to Sacramento where he was employed as a bookkeeper in 1880. By 1884 he was living in Petaluma and had married Florentine Bauer (1860-1920), the daughter of hardware store owner Louis Bauer (Rinehart, 2008).



## CONTINUATION SHEET

Property Name: 245 Howard Street  
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The Schluckebier Hardware store was founded as the Bauer and Temple Hardware store in the 1860s. Schluckebier took over the business from his father-in-law Ludwig Bauer (also seen as Louis) in 1902 and formed a partnership with Ludwig Bauer, Jr., his brother-in-law ("Dissolution of Partnership," 1901). The store was first located on E. Washington Street (Rinehart, 2008).

Once married Henry and Florentine settled in the 1870 Bauer house on the west side of Kentucky between Western Avenue and Washington Street in what became later known as the Schluckebier house. They moved the house once it became clear that Kentucky Street was becoming a commercial center and re-located it to Howard Street. Schluckebier then used the site on Kentucky Street to develop the three-bay commercial building that housed the telephone exchange and two shops (the alley is known as Telephone Alley to this day). Schluckebier was instrumental in developing the west side of this block as a commercial hub. Again working with Vogensen, he developed the post office building adjacent to the telephone building in 1904.

Schluckebier and Harry L. Gwinn, a banker by vocation, also built the commercial Schluckebier-Gwinn building at 133 Kentucky Street in 1904. For this building they again hired architect Brainerd Jones but the building was constructed by R.W. Moller and William C. Stradling (Rinehart, 2008). It was to be two stories in height and was already in great demand even before it was constructed. The bottom floor was to be leased as a dry good store and the upper floors were to be offices ("New Building for Kentucky Street," 1904). In 1915 the partners again teamed up to develop the one-story, Mission Revival building at 135-139 Kentucky (Rinehart, 2008). These buildings made a substantial contribution to the commercial businesses on the west side of Kentucky Street, which stand to this day.

Schluckebier proved himself prescient again when he constructed his own hardware store building at 226 Petaluma Blvd. N. within the block on the east side of Petaluma Blvd. N. north of Washington Street. This store was credited with being the oldest established hardware store in Petaluma in the 1955 Centennial Edition of the *Petaluma Argus-Courier* ("Hardware," 1955:84). By that time Lud Schluckebier, Henry Schluckebier's son, was operating the store.

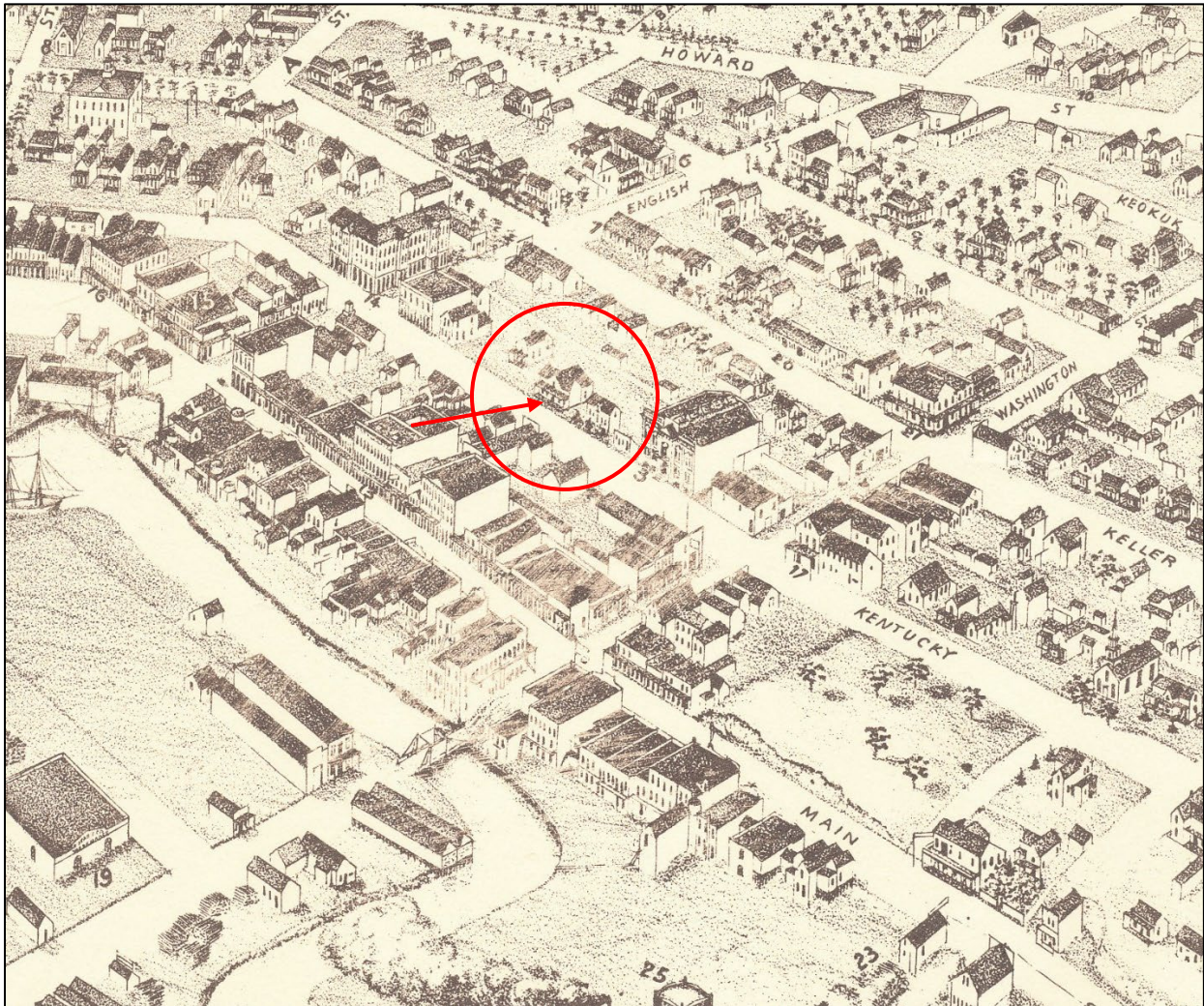
Schluckebier married Florentine Bauer on April 26, 1884 in Santa Rosa. Together they had three children, daughter Elsa (or Eliza) Peoples (nee Schluckebier), son Ludwig, and daughter Florentine. Schluckebier became ill in 1915, possibly suffering from tuberculosis. He was transported by ambulance to the German Hospital in San Francisco on May 3, 1917, where he died, leaving an estate worth \$150,000. On the return of his body to Petaluma, flags were flown at half staff and the hardware store and local banks closed for business (Rinehart, 2008). Mrs. Schluckebier died unexpectedly in 1920. Son Ludwig continued to live in the Schluckebier house until his death in 1959 ("Lud Schluckebier Is Found Dead Of Heart Attack," 1959:1).

The Schluckebier house was inherited by Ludwig's niece and nephew Louise and Henry Peoples, his sister Florentine having preceded Ludwig in death in 1949. The house was purchased by Thomas R. Griffin (1915-2010), a schoolteacher, and his wife Betty (1928-2018) about 1960. The Griffin children moved Betty to be nearer to them in Sonoma in 2017 and put the house on the market (email from John Sheehy to Katherine Rinehart, 8-24-2017). The present owners bought the house in 2022.

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 1** – 245 Howard Street in 1871, when it was on the west side of Kentucky between Western and Washington Streets

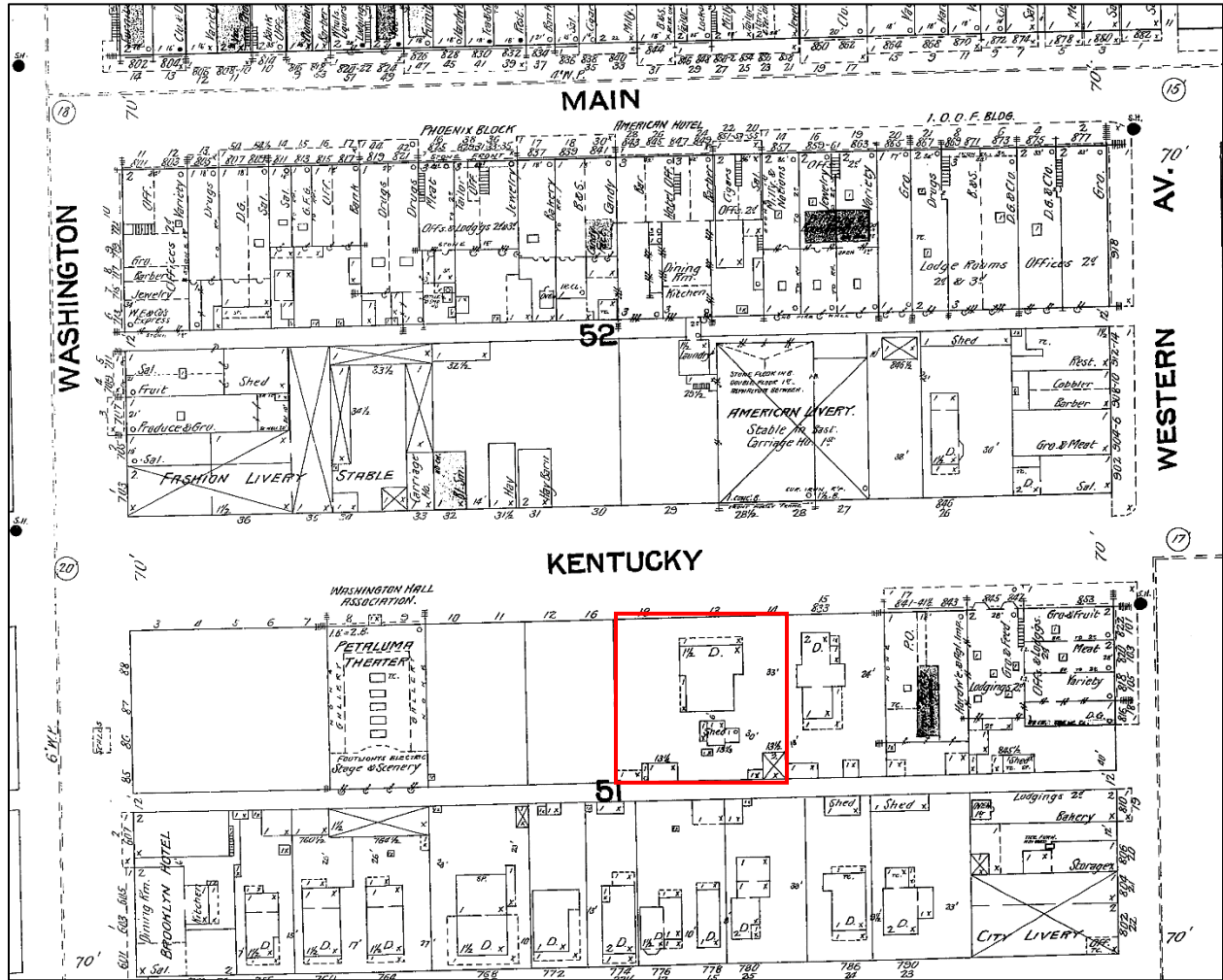


Source: *Bird's-Eye View of the City of Petaluma, 1871*

# CONTINUATION SHEET

Property Name: 245 Howard Street  
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Figure 2 – 245 Howard Street in 1894, when it was on the west side of Kentucky between Western and Washington Streets

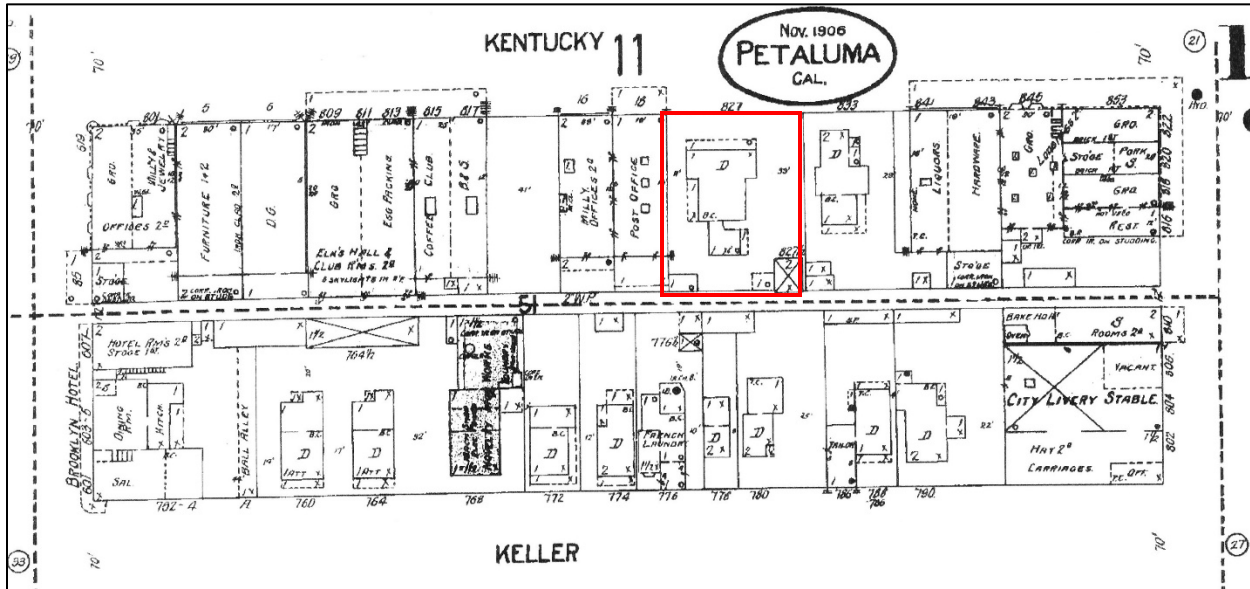


Source: Sanborn Fire Insurance map

# CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 3** - 245 Howard Street in 1906 when it was on the west side of Kentucky Street (note building form)

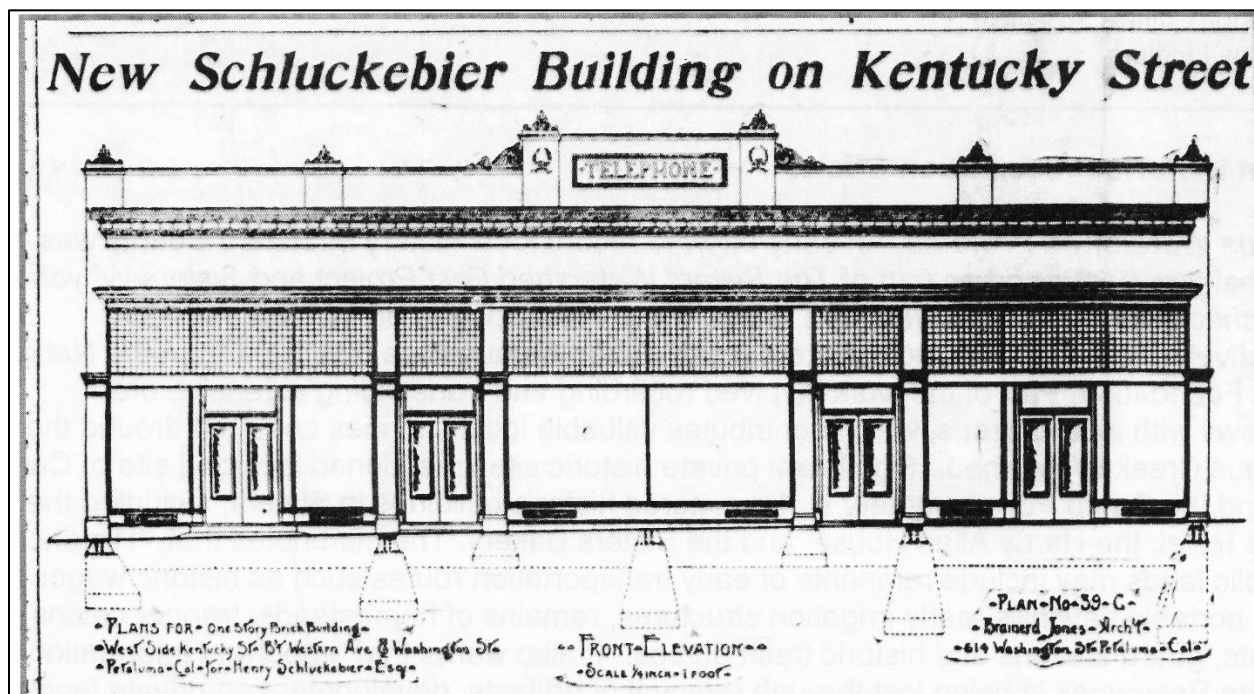


Source: Sanborn Fire Insurance map

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 4** - Illustration by Brainerd Jones of 1907 Telephone building constructed in place of the Schluckebier house

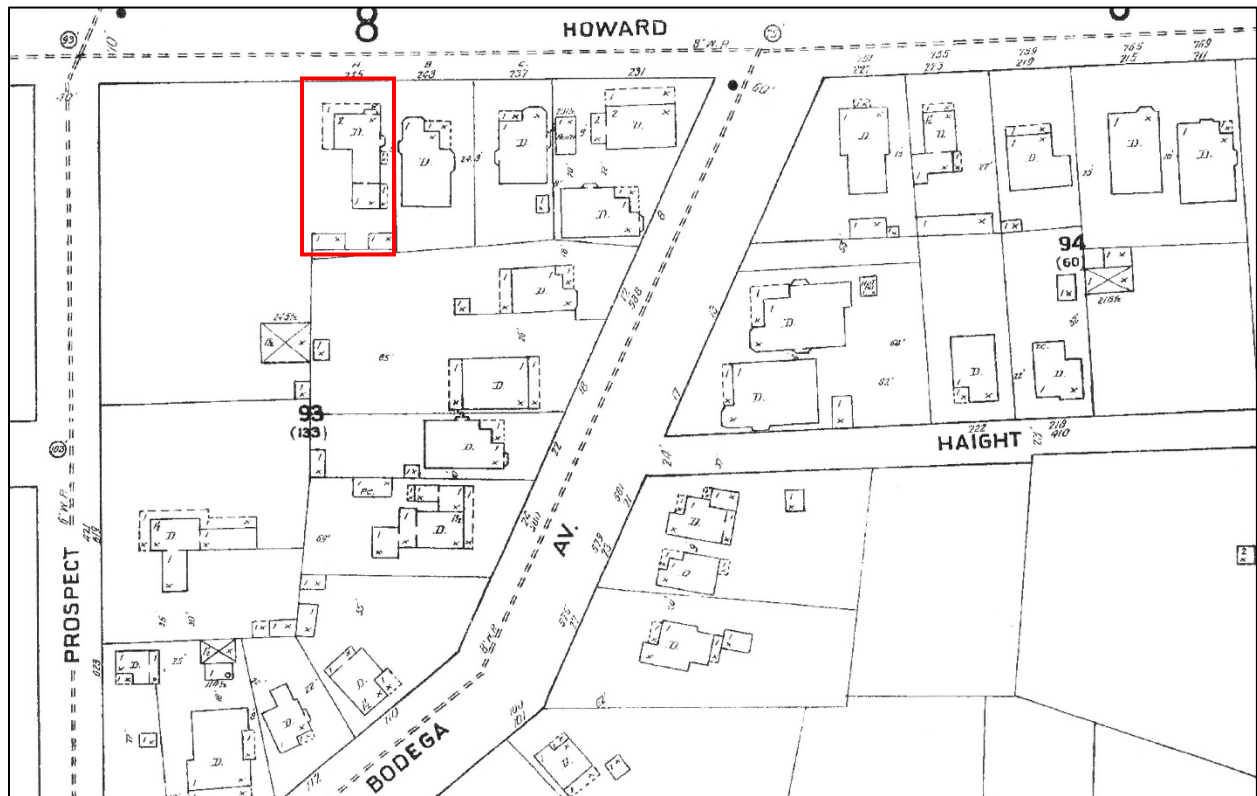


Source: *Petaluma Daily Morning Courier*, March 20, 1907

# CONTINUATION SHEET

Property Name: 245 Howard Street  
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Figure 5 - 245 Howard Street in 1910, after it was moved to Howard Street

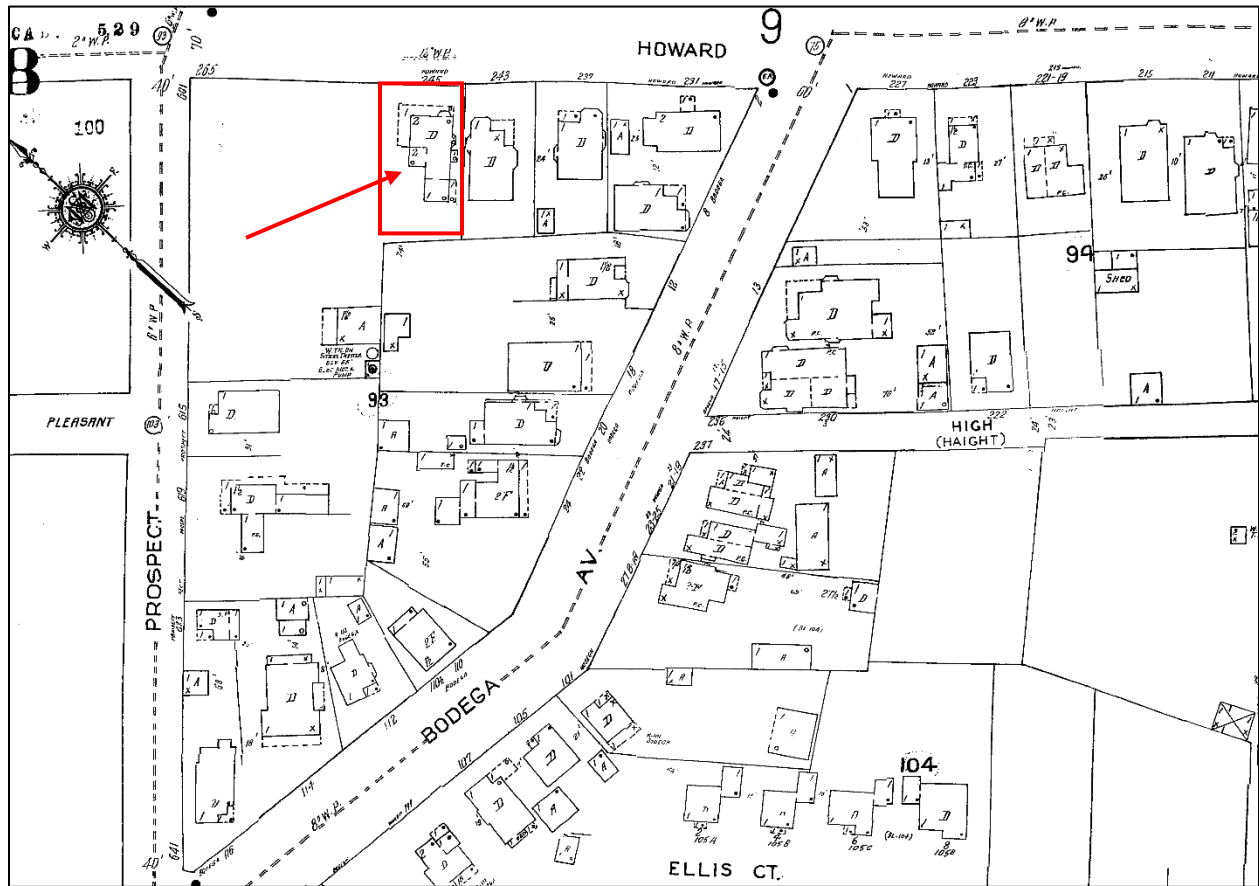


Source: Sanborn Fire Insurance map

# CONTINUATION SHEET

Property Name: 245 Howard Street  
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Figure 6 – 245 Howard Street in 1949, on Howard Street (note addition)

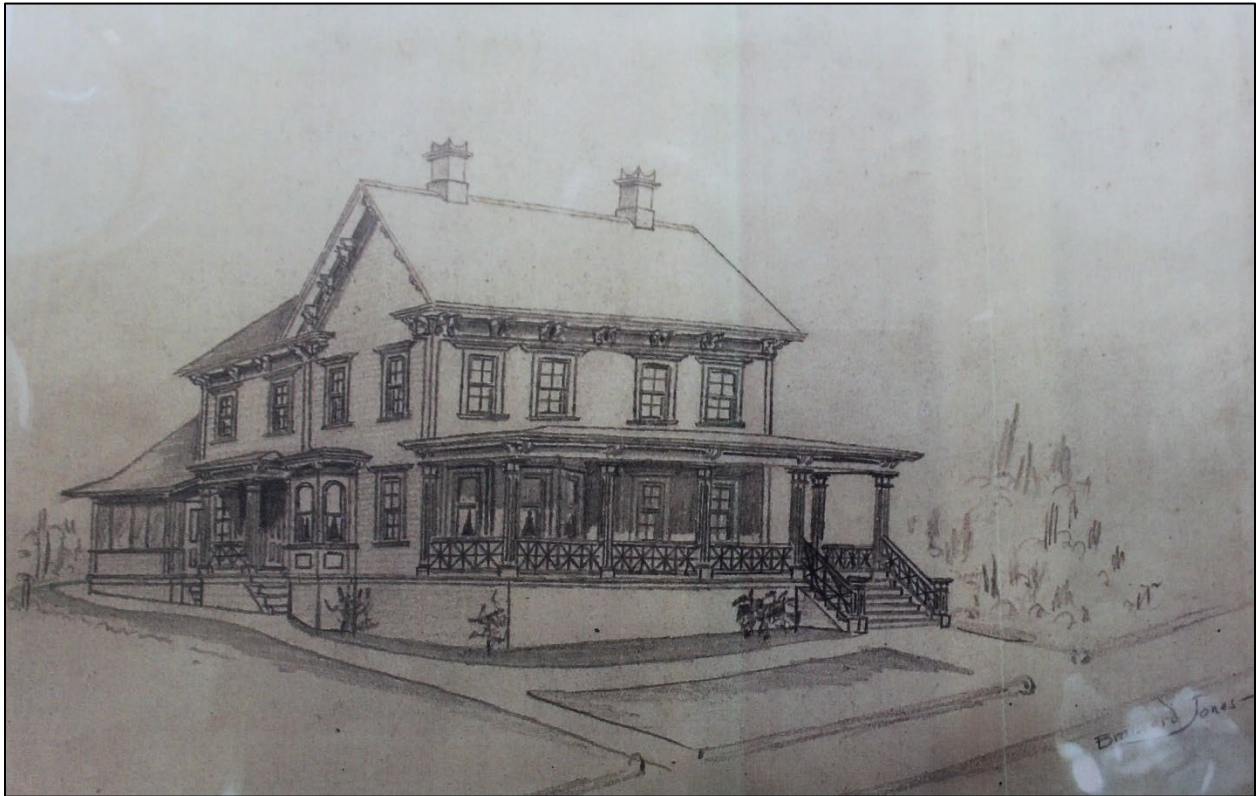


Source: Sanborn Fire Insurance map

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 7** - Sketch of Schluckebier house by architect Brainerd Jones (excerpt) (no date)



*Courtesy Katherine Rinehart*



## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 8** – 245 Howard Street photographed in 1895 with Schluckebier family, when it was on Kentucky Street (note posts on porch, windows, and siding)



*Source: Sonoma County Library*

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 9** – 245 Howard Street ca 1907, after it was moved to Howard Street



*Source: Sonoma County Library*

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 10** - Portrait of Henry Schluckebier ca 1906



*Source: Sonoma County Library*

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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**Figure 11** - Schluckebier Hardware store at 226 Petaluma Blvd. N. in 1908



*Source: Sonoma County Library*

**CONTINUATION SHEET**

Property Name: 245 Howard Street  
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Figure 12 – Ad for wagon, Schluckebier Hardware, 1915



Source: *Petaluma Argus-Courier*

## CONTINUATION SHEET

Property Name: 245 Howard Street  
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### \*B12. References - Continued from sheet 28

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- "Briefs," February 14, 1907:1.
- "Briefs," February 16, 1907:1.
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## CONTINUATION SHEET

Property Name: 245 Howard Street  
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U.S. Census, 1870, 1880, 1900, 1910, 1920.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 245 Howard St.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 245 Howard St.

City: Petaluma

Zip: 94952

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN:00624319

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, gabled roof residence with heavy molded cornices on ornate paired brackets is an excellent example of Italianate architecture. The cornices and brackets return at the the gables and are repeated in lighter form at the verandah, side bay and back portico. There are two slanted bay windows. The one on the south side has semi-elliptical tops and bracketed cornice. The other bay is on the front verandah and appears to have been a replacement window sash. Double-hung windows have two vertical lights in each sash, and have heavy molded crowns. The wraparound verandah with flat roof features a plain frieze, slender square posts with classical detailing, and an intricate geometric balustrade. The main entrance, located along the north side is recessed and features a small paned door with small paned side light. Exterior finish is clapboard siding. There have been no alterations made since the 1990 HRI; the property is in fair to good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:  
Façade, 12.16.13

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1865, City of Petaluma parcel record

\*P7. Owner and Address:

Thomas & Elizabeth Ann Griffin  
Same Address

\*P8. Recorded by

Lilly Bianco

Metropolitan Planning Group

579 Clyde Ave, Ste 340

Mountain View, CA 94043

\*P9. Date Recorded: 12.16.13

\*P10. Survey Type:

Reconnaissance

\*P11. Report Citation: City of Petaluma. *Oakhill Brewster Historic District Inventory* by J.Lauder and J.Patri. May, 1990

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):



\*Recorded by: Lilly Bianco

\*Date: 12.16.13

Continuation

Update

**Oakhill-Brewster Historic District 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, this district gives the viewer an awareness of the continuity of Petaluma's architectural heritage. 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 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.

Adapted from: City of Petaluma. *Oakhill-Brewster Historic District: Preservation Guidelines & Standards*. April 2, 1990



View of SE façade. Photo taken 12.16.13