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## **PROJECT NARRATIVE for 301 PETALUMA BOULEVARD NORTH**

by Gregory Poloynis, AIA

### A. Introduction

The property at 301 Petaluma Boulevard North was purchased in July of 2021 by the Owner, Cara Recine. Prior to the purchase, she hired professionals to evaluate the existing building, and discovered areas that are in need of dry-rot repair, structural and code-related upgrades.

It is the Owner's intent to maintain the character of the existing building, while upgrading the existing Sales Area portion of the building to a small Dance Studio. The remainder of the building would remain it's existing use as a Repair Shop for minor repairs and light fabrication. The Owner will be occupying the entire building and running her business and administrative work from this location. She is happy to review and coordinate exterior facade design details with Planning during the building phase.

Below is a brief summary below, along with attached progress plans, for your review and consideration.

### B. Existing Building Summary and Proposed Work

The existing building is located at the corner of Petaluma Blvd. North and Prospect Street. The main floor area is 9,760 square feet, with a 2,300 SF mezzanine. There is a 1,300 SF sales/retail area at the front southeast corner. The remainder of the area is formerly used as shop and storage warehouse. There is a single non-accessible toilet compartment in the sales area, and another non-accessible toilet compartment in the existing shop/warehouse area. An existing parking lot is to the north. The intent is to repair the existing facade to match the existing as much as possible. Certain modifications are needed to accommodate accessible entry into and egress from the building, structural code upgrades and repairs of areas where there is damage, new code-required plumbing, and upgrades to mechanical and electrical systems for indoor air-quality, energy-efficiency and occupant safety.

Items to be repaired and upgraded are listed below, but are not necessarily limited to these items, since the +100 year age of the building and lack of necessary maintenance may require additional work. Any proposed additional work to the building shell not listed in this planning submittal would be reviewed with City Planning officials prior to construction.

Planned Work Items and code-required modifications:

- Repair of the existing storefront to match the existing style and finish, with some modifications to allow for accessible entry and code-compliant egress.
- Demolition would be focused on the interior of the structure, and minor exterior work for

required code upgrades.

- Conversion of existing the 1,300 SF Sales Area and 1,060 SF Storage Area to a Junior Dance Studio, with upgraded restrooms and plumbing, and accessible path of travel
- Accessible Entries and access for existing 7,400 SF Repair Shop
- New Doorway at existing 2,300 SF Mezzanine level and Prospect Street, with Area of Refuge. No encroachment into Right-of-Way is proposed.
- Fire-rated construction between the Dance Studio and Repair Shop Uses
- Structural upgrades to building shell
- Garage Door at North wall for loading activities, to avoid traffic issues along frontage road.
  - This was constructed prematurely by the Owner on their own volition, and is understood to be subject to planning and building department review.
- Fire Sprinklers throughout the building

There are areas of the building shell that are independent of the interior work that the owner would like to begin repairing. The Owner would like to obtain a Demolition Permit in advance of the Building Permit.

### Parking

The entire Existing Parking Lot is owned by the Owner, up to the adjacent building on the neighboring property. A Van Accessible parking and loading space is proposed, with a path attaching to the existing public right-of-way. Please see provided Property Report for more information.

### East Frontage Wall at Petaluma Boulevard North

The existing east frontage facade is a plaster/stucco system, one inch thick and styled to resemble brickwork. This plaster system extends around the corners of the front facade for about 10' at the north and south walls. A parapet wraps around the south, east and north walls to conceal the existing built-up roofing system. The plaster has separated from the substrate in spots, and needs to be reattached. Proposed work includes repairing the existing finish to match in kind with the existing design, pattern and color.

The east frontage wall also has a large storefront system that is set on a wood curb. The existing 2' deep architecturally-significant canopy above the storefront is to remain, but shows signs of weathering and needs maintenance. The storefront has minor buckling and the wood curb is failing in numerous places due to dry-rot. The Owner's intent is to repair the existing storefront system in kind, to match the existing style and finish of the existing, and replace the dry-rotted storefront support curb. There would be minor modifications to the storefront for accessible entry and egress at the retail space.

Adjacent to the east facade storefront are two existing tall 12' wide garage doors with a plain plaster wall clerestory windows between the two. A portion of the wall between the two garage doors would be structurally upgraded from the interior. There would also be two new accessible entrances adjacent to the garage doors for building code egress requirements.

Views of East frontage wall along Petaluma Blvd. North



## South Wall at Prospect Street

The South Wall of the building is mostly a thick concrete retaining wall along the property line of Prospect Street. Atop the retaining wall is wood framing with corrugated metal panels attached directly to the wall studs. A wood security fence sits atop the building wall, blocking access onto the roof from the high end of Prospect Street.

The exterior corrugated metal is weathered in locations and has no structural sheathing. Project work would include removing the metal panels, installing new structural sheathing and a weather barrier, and reinstalling the existing metal panels, or replacing panels to match the existing.





West Wall, not visible from any of the adjacent streets or right-of-ways

The existing west wall is a tall wood-framed wall with a corrugated metal siding. The wall runs parallel with the roof trusses. There is no existing structural sheathing, and the framing is widely-spaced and has weathered in places. There are large existing windows, many of which are broken with weathered frames.

The entire west wall shows signs of weathering, and is intended to be re-framed along the same line as the existing, to incorporate structural upgrades. The corrugated metal siding would be reattached or replaced in-kind over structural sheathing and a water-resistant underlayment. Panels would be replaced as necessary to match the existing paneling. The windows would be replaced to match the size and basic styling of the existing windows.



North Wall, adjacent to the Parking lot

The North wall is mostly masonry with some signage areas. These walls appear to be largely intact, and would only require minor clean-up and maintenance work. Lighting would need to be repaired, along with some signage considerations. A large garage door is proposed at the northwest corner of the north wall, due to traffic considerations along along Petaluma Blvd. North, and loading activities using the garage doors along the busy frontage road. The Owner has built this using preliminary engineering information, on their own volition. It is understood that planning and building department review will determine if this is acceptable.





## Roof

The existing roof trusses span between the north and south walls, with existing steel beam support lines. The trusses do not rest on the west or east walls. The goal is for them to be preserved along with the 2x6 roof decking, with maintenance and repair work as necessary. There are some dry-rot conditions mostly at the south retaining wall, along Prospect Street, where the retaining wall and street rise above the roof plate, which need to be repaired.



**Local Examples for Proposed Design Solutions**

Existing Doorway at 304 Petaluma Blvd. North, directly across the boulevard from Project Building:



Existing Doorway in side of building at, directly across the street from Project Building:





## Finishes

Exterior Finishes to Match Existing Exterior, except as noted otherwise;

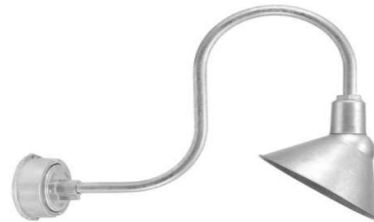
- STOREFRONT SYSTEM
  - Repair existing storefront in kind, to match existing profile and pattern .
  - Finish to match existing Clear Anodized system throughout
  - Mullion Pattern to match existing, except where new accessible alcove Entry door is provided
  - Glazing to be replaced in kind as needed for repairs.
- EXTERIOR FAUX-BRICK PLASTER FACADE
  - Clean, Prep and repaint to match existing color
  - Any patching or replacing of failing sections of the existing plaster will be installed to blend in and match the texture and pattern of the existing adjacent plaster.
- EXTERIOR PLASTER ORNAMENTATION
  - Preserve existing and repair in place.
  - Alternate, if necessary, install a cast-stone replica of ornamentation



- CORRUGATED METAL SIDING
  - New corrugated metal panels as required to replace any existing damaged panels.
  - Spacing and depth of flutes to match existing panels
  - Finish to match existing paint color.
- ROOFING SURFACE
  - New TPO membrane roofing over the existing roof, to match color of existing building roof on opposite side of Prospect Street.
- SIGNAGE
  - Wall Signage for new Uses are proposed on the frontage facade only, at the previous existing wall locations. A Sign Permit will be submitted along with the Building Permit.



- ROOF SCREEN / SECURITY FENCING
  - Repair and replace in kind the existing rooftop security fencing. There is no existing or proposed rooftop mechanical equipment to screen.
- EXTERIOR LIGHTING
  - Dark-Sky Compliant Wall-mounted with 'gooseneck' armature, galvanized finish attached to building wall. Existing pole lighting is at the parking area.



Please let me know if you'd like any additional information or discussion on the proposed items.

Thank you for your time and consideration,

Gregory Poloynis, AIA  
California licensed Architect C-34548  
373 Springdale Street  
Sebastopol, California 95472  
(707) 479-0020  
[Greg@Poloynis.com](mailto:Greg@Poloynis.com), [gpoloynis@gmail.com](mailto:gpoloynis@gmail.com)