

17 February 2023

Scott Landry  
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**Subject: “Secretary of the Interior’s Standards” (SOI)  
Consistency Review for 515 B Street, Petaluma,  
CA 94952 (APN 008-103-003-000)**



Dear Mr. Landry:

I have reviewed the proposed renovations to your project at 515 B Street in Petaluma as presented in your email of February 13, 2023. Per your request, I have assessed the potential impact of the proposed project on the historic character of the property. This letter offers my determination that the project, as proposed, is consistent with the “Secretary of the Interior’s Standards and Guidelines for Rehabilitation,” and, therefore, would have no material impact on the historic house at 515 B Street.

**CHARACTER DEFINING FEATURES (per prior “Historic Resource Evaluation”)**

In January 2023 I prepared an “Historic Resource Evaluation” for the property to determine if and why the property would qualify as an historic resource under the California Environmental Quality Act (CEQA). That report determined that the front block of the house is historically significant at the local level for its association with the early twentieth century residential development of the Walnut Park area (criterion 1), for its architectural distinction as an eclectic blend of “Shingle” and “Craftsman” styles (criterion 3), and as an intact example of the later work of the prolific local building contractor, Wilson Richard Haskins. The period of significance for the house is 1929, when it achieved its current appearance. While the front section of the house retains a high degree of integrity, the rear of the house has been extensively modified and no longer retains enough integrity or physical material to convey its origins. The shed at the rear of the property is not historic.

The character defining features that render this house architecturally distinctive are:

- One-and-one-half story
- Rectangular footprint
- Steeply pitched gabled and flared roof with boxed eaves and molded cornice
- Gable end pent eave
- Wood belt course and water course
- Narrow V-groove wood siding at the first story, shingled siding at the upper level
- Recessed porch at the northwest corner with square, molded porch post
- Shaped brackets support hood over second story windows (primary elevation) and overhanging wall in gable peak
- Heavily molded flower boxes supported by brackets at upper level of primary elevation
- Diamond paned windows
- Multi-lite, double-hung and casement wood sash windows in groups and as single units
- Arched vent with wood louvers in gable peak

**PROPOSED PROJECT**

The purpose of the project is to perform necessary maintenance on the historic section of the house and reconfigure the rear of the house to meet the programmatic, residential needs of the owners. The proposed work is as follows:

- Restore and repair elements of the historic block as necessary for general maintenance (windows, trim, siding)
- Reroof the entire structure
- Reconfigure the rear of the house:
  - convert the 1998 infill into an indented lightwell from ground level to roof, differentiating the historic front block from the new rear sections and serving effectively as a “hyphen”.
  - build a new 1.5-story section across the rear elevation, matching the historic block in height, scale, roof pitch, materials, color and fenestration. The new section would have shed-roof dormers on the north and south elevations, matching the dormers on the historic block of the house.
  - build a 1-story gabled wing off the northeast corner of new 1.5 story wing.
- Replace non-historic modern shed with one-car garage in the same location

No changes are proposed for the primary (west) elevation fronting B Street. Other site work entails removing the handicapped ramp (1998) and adding a trellis-covered deck at the rear. None of these changes would impact historic materials or have a negative visual impact on the building or surrounding historic district.

**CONSISTENCY WITH SECRETARY OF THE INTERIOR’S STANDARDS**

Based on the analysis of the consistency of the proposed project with the “Secretary of the Interior’s Standards for Rehabilitation” the project as proposed would have no adverse effect on the historic resource as defined in the CEQA Statute (CPRC 21084.1) and CEQA Guidelines (15064.5 (a)(2) and (b)). Each standard is addressed in the table below:

<b>Standard</b>	<b>515 B Street</b>
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.	<b>CONSISTENT</b> The property would remain in its historic residential use.
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.	<b>CONSISTENT</b> The essential form, integrity, and design of the historic block of the house would be unimpaired. Distinctive materials and design would be restored, and the house’s relationship to its setting would remain unchanged.
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.	<b>CONSISTENT</b> The proposed rehabilitation would not create a sense of false historicism. Existing historic features would be restored, and a non-historic infill (1998) would be replaced with a lightwell that would serve as a hyphen between the old and new sections of the house. The new additions would be compatible with the historic character of the main block of the house, while still being representative of their contemporary origins.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	<b>N/A</b>

<p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>	<p style="text-align: center;"><b>CONSISTENT</b></p> <p>The distinctive materials, features, finishes and construction techniques on the historic block of the house would be preserved and restored.</p>
<p>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.</p>	<p style="text-align: center;"><b>CONSISTENT</b></p> <p>The existing materials would be restored to the maximum extent possible.</p>
<p>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.</p>	<p style="text-align: center;"><b>N/A</b></p>
<p>8. 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.</p>	<p style="text-align: center;"><b>CONSISTENT</b></p> <p>The proposed additions on the rear of the house impact sections of the building that have been modified by previous construction projects. They would be minimally visible from the public right-of-way and would have no visual impact on the historic fabric of the surrounding historic district. The additions could be removed at a future date with no impact to the form and integrity of the historic main block.</p>
<p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p>	<p style="text-align: center;"><b>CONSISTENT</b></p> <p>The proposed additions on the rear of the house would be differentiated from the historic main block by a lightwell that would serve as a “hyphen” and a visual break between the two sections of the building. The new additions would be compatible with the historic main block in massing, scale, roof, color, materials and details.</p>
<p>10. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>	<p style="text-align: center;"><b>N/A</b></p>

## **CONCLUSION**

The project would provide necessary maintenance and enhance the long-term viability of this historic house. It is both consistent with and sympathetic to the historic feel of this house. It is my professional opinion that the project is consistent with the "Secretary of the Interior's Standards" and constitutes a sensitive rehabilitation of the resource.

I hope you find this guidance helpful. Please feel free to call me at 415-806-4549 if you have any questions or comments.

Sincerely,



Alice P. Duffee  
APD Preservation LLC

My qualifications for this work include a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. I have been working in the field of Cultural Resources Management for over 32 years, 27 of which have been in Northern California. For the past eight years I have focused my attention on projects in the North Bay. I exceed the standards for "Architectural Historian" as defined by the Code of Federal Regulations (36 CFR Part 61) and am listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. For more information, please refer to my website: [www.apdpreservation.com](http://www.apdpreservation.com). I am pleased to provide references and sample projects upon request.



*Proposed South Elevation and New Garage*



South Elevation

**NELSON + STRATFORD** Residence Remodel

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*Proposed South Elevation and New Garage*



*Existing South Elevation, looking east*

Massing option A

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Skylight / Window combination at connection between "old" and new

*Proposed South elevation, indicating lightwell that would replace 1998 infill; new wings to the right of lightwell*



*Existing South Elevation, window on far right is 1998 infill to be replaced with lightwell*



*Existing East Elevation, non-historic wings to be replaced*



*Existing dormer on North elevation; proposed new wing at rear would have matching dormers on the north and south elevations*