

Historic Preservation Subcommittee  
Meeting Notes – August 7, 2008

Present: Teresa Barrett, Marianne Hurley, Tiffany Renee, Diana Painter, Dave Alden, Janet Gracyk (arrived at 10:50)

Absent: Katherine Rinehart, George White, Steve Kirk, Bill Wolpert

Teresa: Will this supersede the historic districts? Want the ordinance to be simpler and maybe relieve the property owners within the residential historic districts of some of their burden because they are within a historic district.

Marianne: If they are in a district, they have to share that burden. We have to think what resources do we want to protect and how to protect them.

Teresa: What about those that are eligible? This needs to be considered. How existing districts are treated in this ordinance? Not making it difficult and onerous. Include the CPSP and include the omissions.

Marianne: Things identified as a potential district such as the warehouse district. EIR for CPSP gave an overriding statement for historic resources; she regrets that was put in.

Diane had to leave.

Teresa: General Plan – use the wording from the General Plan to help draft the historic preservation element.

Tiffany: Definitions

Teresa: Use General Plan as framework. There are inconsistencies within the CPSP. Preservation of docks – don't use them; if is usable don't take them out. Craft this ordinance so that it helps the residents in historic districts. Make it easier for them if possible. There are inconsistencies in historic districts. People shouldn't have to ask for exception or variance because that's the situation that exists. The historical way of how the community developed so it should be a given. Replacement of materials with non-historic materials – is there any way we can look at that.

Marianne: Thought that would be more in a design guideline.

Janet: Asked about the historic building code and see how it fits in with the ordinance and how this can be used.

Marianne: Incorporate wording about historic building codes into ordinance.

Tiffany, Marianne and Janet had a discussion on historic guidelines and/or standards.

Marianne: Should have standards in the historic preservation ordinance and then do a separate set of guidelines. Talk about the character of Petaluma in these standards. Do more than just call out the Secretary of the Interior Standards.

Janet: Said we should start looking at purpose as a group, why preserve, etc.

Teresa: Asked about interiors – how do we handle that – should we do it – review interiors for public buildings.

Marianne: If a property is put on National register you should look at the interiors of that building. Don't limit ordinance to exterior – talked about St. Vincent's convent.

Teresa: For privately owned buildings is questionable.

Janet: Maybe we should also look at local landmarks on a volunteer basis to have the interior reviewed.

Teresa: If it's public we should look at interior and volunteer for privately held buildings. Maybe have at least documentation of interiors for private buildings.

Marianne: This could be an educational opportunity for applicants to learn about how important their interiors are. Review process for interiors for something listed or eligible on historic list.

Teresa: 3-P-1C – Floor area ratio should be developed. Salvage ordinance called out in General Plan. Provide incentives is noted in General Plan – went through other goals and policies in General Plan such as reduce fees. Fines and penalties for negligence – another General Plan policy. We need to look at a fine structure.

Marianne: Attitude of reuse and conservation should be in the ordinance – reuse what's already here – preservation (green building). Value to having existing buildings. Important to put in purpose statement.

Teresa: 3-P-5-C – Develop standards for historic review. Historic evaluations at time of preliminary review. Framework for the ordinance is the General Plan which talks about why. Review standards is something we will have to put some thought into. How do we evaluate the standards that already exist and at what point do we evaluate the district?

Marianne: How do we designate local historic landmarks? Come up with criteria for a local landmark. Owner consent for historic designations is something we need to address. (drafting effective historic preservation ordinance).

Would like to revisit demolition ordinance.

Staff to provide copy of demolition ordinance to group.

Building board of appeals – what is their purview? When does that come into play?

Janet: Impressed with Boulder, Colorado.