

2.1. HISTORIC RESOURCE PRESERVATION REGULATIONS









As one of the oldest communities in the region, Downtown Redwood City is fortunate to be endowed with many historic resources. These resources make Downtown an attractive and unique place, and preserving them is an important goal of this document.

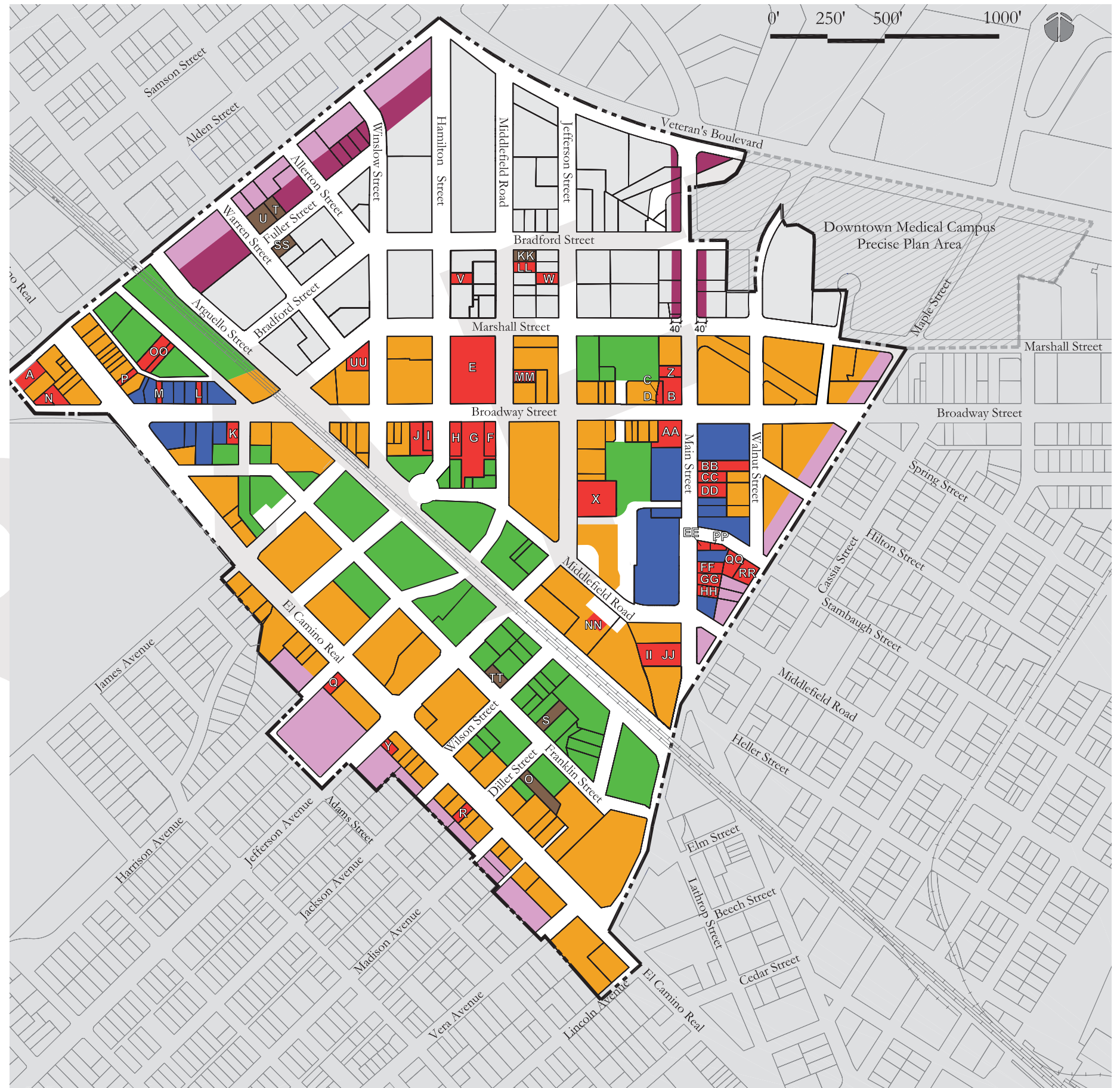
An extensive reconnaissance survey of all known and potential historic resources in the DTPP area and the immediately adjacent parcels (called the “Area of Influence”) was conducted to ensure the growth of Downtown was done in a way that was compatible with the area’s historic built environment. In addition to identification, the reconnaissance survey rates the significance and integrity of the resources, which is useful in determining appropriate preservation methods. The full results of the reconnaissance survey, as well as a detailed analysis how the reconnaissance survey findings shaped the regulation of the DTPP, can be found in Appendix 1: Historic Resources Preservation Strategy.

Many of the property development standards and design guidelines contained within the DTPP have been structured with the intention of mandating or incentivizing the preservation of historic resources and the compatibility of neighboring structures to the extent feasible, consistent with the purposes and intent of the Downtown Precise Plan. Some of regulations aid in the adaptive reuse of historic resources, while others provide guidance as to what kinds of additions or modifications—if any—are acceptable on historic sites in order to be compliant with the Secretary of the Interior’s Standards. In areas with strong clusters of historic resources (whether part of a formal historic district or not) non-historic sites are also regulated to minimize visual impacts on historic buildings as much as possible and to preserve the historic urban feel of the area within a framework of new development.

Most of the regulations for the preservation of historic resources exist in other sections of the plan and are summarized here for convenience, while one group of regulations—the Additions and Modifications to Historic Resources standards and guidelines—is contained within this section.

MAP LEGEND

- | | |
|---|--|
|  Historic Properties |  Mitigation Group 3 |
|  Historic Properties which may be Altered, Relocated, or Removed |  Mitigation Group 4 |
|  Mitigation Group 1 |  Mitigation Group 5 |
|  Mitigation Group 2 |  Mitigation Group 6 |



HISTORIC RESOURCE PRESERVATION REGULATIONS MAP

| HISTORIC RESOURCES PRESERVATION CHART | | | | | | | | |
|--|---|---|---|---|---|--|--|---|
| Historic Mitigation Groups (Sec. 2.1.1) | Historic Resources to be Preserved | Historic Resources which may be Altered, Relocated, or Removed | Mitigation Group 1 Graceful Neighborhood Transitions | Mitigation Group 2 Historic Storefront Increments, Height, and Character | Mitigation Group 3 Historic Height and Character | Mitigation Group 4 Historic Corridor and Transition Heights | Mitigation Group 5 Historic Character | Mitigation Group 6 No Historic Mitigations Necessary |
| Summary of Historic Resource Presevation Regulations Located Elsewhere in the DTPP (Sec. 2.1.2) | | | | | | | | |
| Use Concessions | Permitted (See Section 2.2.) | Permitted (See Section 2.2.) | --- | --- | --- | --- | --- | --- |
| Parking Reductions | Permitted (See Section 2.6.) | Permitted (See Section 2.6.) | --- | --- | --- | --- | --- | --- |
| Mandatory Front Setbacks | N/A | Varies (See Section 2.5.) | Required (See Section 2.5.2[A]) | N/A | N/A | N/A | N/A | N/A |
| Height Reductions | N/A | Varies (See Section 2.7.) | Required (See Section 2.7.) | Required (See Section 2.7.) | Required (See Section 2.7.) | Required (See Section 2.7.) | N/A | N/A |
| Historic Parcelization | N/A | Varies (See Section 2.8.) | N/A | Required (See Section 2.8.3[E][1][c]) | N/A | N/A | N/A | N/A |
| Historic Architectural Character | N/A | Varies (See Section 2.9.) | Required (See Section 2.9.) | Required (See Section 2.9.) | Required (See Section 2.9.) | N/A | Required (See Section 2.9.) | N/A |
| Additions and Modifications to Historic Resources (AMHR) Regulations (2.1.3) | | | | | | | | |
| Additions and Modifications to Historic Resources (AMHR) Regulations | Required | Required | N/A | N/A | N/A | N/A | N/A | N/A |

Legend:

Permitted : These elements are allowed, by right, as indicated.

Required : These elements are required of all new development as indicated.

--- : These elements are not permitted, as indicated.

Varies : These elements may or may not apply. See applicable Section for regulations.

N/A: These regulations are not applicable, as indicated.

2.1.1. HISTORIC MITIGATION GROUPS

The following Historic Mitigation Groups are established to regulate development on historic properties and to summarize regulations located elsewhere in this document which mitigate the impact of development near historic resources.

A) Historic Resources to be Preserved

- Includes parcels as designated on the Historic Resource Preservation Map.
- Development on such parcels shall be subject to the AMHR standards and guidelines set forth for said parcels in Section 2.1.3 as well as the special historic preservation regulations regarding permitted ground floor uses and parking provision as described in Sections 2.2 and 2.6.

B) Historic Resources which may be Altered, Relocated, or Removed

- Includes parcels as designated on the Historic Resource Preservation Map.
- Development on such parcels shall be subject to the AMHR standards and guidelines set forth for said parcels in Section 2.1.3 as well as the special historic preservation regulations as described in Sections 2.2 and 2.6.

C) Mitigation Group 1: Graceful Neighborhood Transitions

- Includes parcels as designated on the Historic Resource Preservation Map.
- Development on such shall be subject to special historic preservation regulations for height, architectural character, and front setbacks as described in Section 2.5, 2.7, and 2.9.

D) Mitigation Group 2: Historic Storefront Increments, Height, and Character

- Includes parcels as designated on the Historic Resource Preservation Map.
- Development on such parcels shall be subject to special historic preservation regulations for height, historic parcelization, and architectural character as described in Sections 2.7, 2.8, and 2.9.

E) Mitigation Group 3: Historic Height and Character

- Includes parcels as designated on the Historic Resource Preservation Map.
- Development on such parcels shall be subject to special historic preservation regulations for height and architectural character as described in Sections 2.7 and 2.9.

F) Mitigation Group 4: Historic Corridor and Transition Heights

- Includes parcels as designated on the Historic Resource Preservation Map.
- Development on such shall be subject to special historic preservation regulations for height as described in Section 2.7.

G) Mitigation Group 5: Historic Character

- Includes parcels as designated on the Historic Resource Preservation Map.
- Development on such shall be subject to special historic preservation regulations for architectural character as described in Section 2.9.

H) Mitigation Group 6: No Historic Mitigations Necessary

- Includes parcels as designated on the Historic Resource Preservation Map.
- Development on such parcels is shall not be subject to any historic preservation regulations.

2.1.2. SUMMARY OF HISTORIC RESOURCE PRESERVATION REGULATIONS LOCATED ELSEWHERE IN THE DTPP

Compiled here for easy reference are the various regulations in place elsewhere in this document which encourage the preservation of historic resources and mandate that neighboring development be sensitive and compatible. Cross-references are provided to the section of the DTPP where these regulations can be found.

Use Concessions *(Applies to Historic Resources)*

In order to preserve historic resources by enhancing their economic viability for adaptive reuse, historic buildings shall be exempted from mandatory ground floor retail requirements. See Section 2.2 for specific regulations.

Parking Reductions *(Applies to Historic Resources)*

Most of Downtown Redwood City's historic resources were constructed prior to widespread automobile use, and therefore tend to have less parking than on site than would typically be required of new development. To preserve these historic resources, this plan does not require them to fully comply with parking provision requirements. See Section 2.6 for specific regulations.

Mandatory Front Setbacks *(Applies to Non-Resources)*

For parcels near concentrations of historic single family homes with established front setbacks, the Building Placement and Landscaping regulations require new development along "Neighborhood Street" Corridor Types to have a minimum front setback of ten feet, in order to maintain compatibility with nearby historic resources. See Section 2.6 for specific regulations.

Height Reductions *(Applies to Non-Resources)*

In some areas, height limits have been reduced below the typical 8 story maximum of this plan in order to preserve the "feel" along historic streets, to minimize aesthetic impacts of new development on historic resources, and to promote appropriate height transitions to low-rise historic neighborhoods adjacent to the Precise Plan area. See Section 2.7 for specific regulations.

Historic Parcelization *(Applies to Non-Resources)*

In order to highlight Downtown's historic small-scale character, special requirements for Building Base Length Articulation shall be applied along a portion of Main Street and Broadway. The Building Base Length Articulation Increment along these corridors shall be articulated based on the historic parcelization pattern of the early 20th Century, and shall be clearly expressed with entrance doors, display windows, awnings, pilasters, and other elements. See Section 2.8 for specific regulations.

Historic Architectural Character *(Applies to Non-Resources)*

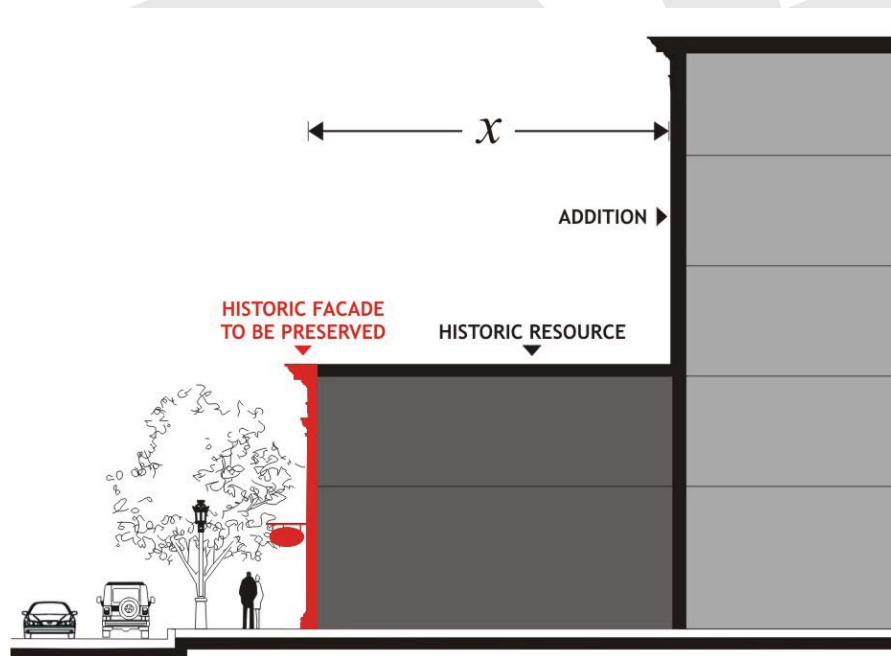
In areas with high concentrations of historic resources, the architectural character regulations require new development to use architectural treatments that are complimentary to the historic resources in the vicinity. See Section 2.9 for specific regulations.

2.1.3. ADDITIONS OR MODIFICATIONS TO HISTORIC RESOURCES (AMHR) REGULATIONS

The United States Secretary of the Interior is responsible for safeguarding the country’s historic resources. To do this, the office of the Secretary of the Interior has established requirements (known as the Secretary of the Interior Standards, or SIS) which all local and state governments must comply with when restoring, reconstructing, or otherwise impacting historic resources. The SIS are flexible and open to interpretation, however, and it is up to the local community and the state to determine what is compliant and what is not. Typically, determinations of what type of modifications to historic structures are compliant with the SIS are made on a case-by-case basis as developer applications are submitted. For Downtown Redwood City, however, these determinations have now been made in advance, in order to better ensure preservation of resources by providing consistency, clarity, and certainty to the process. Each historic resource has been analyzed independently to identify appropriate modifications, if any, and these findings have been turned into separate standards and guidelines for each historic property within the DTPP area.

The following standards and guidelines, therefore, shall apply to proposed projects on historic properties within the Downtown Redwood City Precise Plan area.

When “Addition Setback” is referenced, it shall be measured as shown by “x” in the figure below. Unless otherwise stated, additions may rise to the applicable height limit per Section 2.7.



HISTORIC RESOURCES ADDITION SETBACK

A) 201 Arch Street (Originally Safeway Grocery)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-321-260.

1. Standards

- a. The historic Arch Street and Brewster Street facades must be retained and shall not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 6’ of the Arch Street or Brewster Street facades.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Art Deco” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

B) 2000 Broadway (Originally Bank of San Mateo County)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-374-180.

1. Standards

- a. The historic Broadway and Main Street facades must be retained and shall not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40’ of the Broadway or Main Street facades.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Neoclassical Revival” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

C) 2020 Broadway (Fitzpatrick Building)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-374-100.

1. Standards

- a. The historic Broadway facade must be retained and shall not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40’ of the Broadway facade.

2. Guidelines

- a. It is recommended that all additions to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. New signage should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

D) 2022 – 2024 Broadway (Originally San Mateo County Building and Loan Association)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-374-100.

1. Standards

- a. The historic Broadway facade must be retained and shall not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40’ of the Broadway or Main Street facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Neoclassical Revival” architectural character regulations found in Section 2.9.
- b. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

E) 2200 Broadway (Historic San Mateo County Courthouse)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-367-010.

1. Standards

- a. The dome, rotunda, Courtroom A, and Broadway, Middlefield, and Hamilton Street facades must be retained and shall not be modified in any significant way.
- b. No addition to this property may be located south of the 1940 North Annex, east of the Middlefield façade, or west of the Hamilton façade.
- c. No addition may exceed the height of the Broadway facade's cornice.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Neoclassical Revival" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

F) 2201 Broadway (Art Deco Building abutting East side of Fox Theater)

The following historic resource preservation standards and guidelines shall pertain to new development at 2201 Broadway.

1. Standards

- a. The historic Broadway and Middlefield Street facades, with the exception of non historic Storefronts, must be retained and shall not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Broadway or Middlefield Street facades.

2. Guidelines

- a. It is recommended that all additions to this structure conform to the "Art Deco" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

G) 2215 Broadway (Fox Theater)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-365-090.

1. Standards

- a. The entire interior and the historic Broadway facade, with the exception of non historic Storefronts, must be retained and shall not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 150' of the Broadway facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Art Deco/Exotic Revival" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

H) 2227 Broadway (Art Deco Building abutting west side of Fox Theater)

The following historic resource preservation standards and guidelines shall pertain to new development at 2227 Broadway.

1. Standards

- a. The historic Broadway and Hamilton Street facades, with the exception of non historic Storefronts, must be retained and shall not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Broadway or Hamilton Street facades.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Art Deco/Exotic Revival" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

I) 2301 – 2303 Broadway (Meyers Building)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-362-090.

1. Standards

- a. There are no Historic Preservation standards for 2301-2303 Broadway.

2. Guidelines

- a. The historic Broadway and Hamilton Street facades should be retained and restored.
- b. The historic coffered ceiling panels and skylights should be retained and restored.
- c. Addition Setback: No addition to this property should encroach within 40' of the Broadway facade or 8' of the Hamilton Street facades.
- d. It is recommended that any addition to this structure conform to the "Neoclassical Revival" architectural character regulations found in Section 2.9.
- e. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- f. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

J) 2317 Broadway (The Sequoia Building)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-362-080.

1. Standards

- a. The historic Broadway facade, with the exception of non historic Storefronts, shall be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property shall encroach within 40' of the Broadway facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Neoclassical Revival" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

K) 2603 Broadway (The Andrew Building)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-322-070.

1. Standards

- a. The historic Broadway and California Street facades must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Broadway facade or 20' of the California Street facades.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Art Deco/Exotic Revival" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

L) 2620 Broadway (Currently City Pub)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-321-080.

1. Standards

- a. The historic Broadway facade, with the exception of non historic Storefronts, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Broadway facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Neoclassical" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

M)2650 Broadway (Originally Redwood Pastry Shop)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-321-120.

1. Standards

- a. The historic Broadway facade, with the exception of non historic Storefronts, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Broadway facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Neoclassical" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

N) 2726 – 2744 Broadway

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-195-070 & 052-195-080.

1. Standards

- a. The historic Broadway facades, with the exception of non historic Storefront elements, must be retained and shall not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 8' of the Broadway facades.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Mediterranean" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

O) 28 Diller

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 053-176-150.

1. Standards

There are no historic resource preservation standards for 28 Diller.

2. Guidelines

- a. The entire exterior of building should be retained and should not be modified in any significant way.
- b. If this structure is to be removed, an attempt should be made to relocate it. The property should be offered for sale for \$1 for a period of at least 90 days.

P) 753 El Camino Real

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-063-090.

- a. The entire El Camino Real façade, with the exception of the non-historic Storefront, must be retained and should not be modified in any significant way.
- b. Addition Setback: Additions to this property shall be set back 6’ from El Camino Real.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Mediterranean” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

Q) 1100 El Camino Real (Roy’s Drive-In Cleaners)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-044-030.

1. Standards

- a. The entire El Camino Real façade must be retained and should not be modified in any significant way.
- b. Addition Setback: Additions to this property shall be set back 6’ from El Camino Real.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Art Deco” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. New signage should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

R) 1322 El Camino Real (Record Man)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-063-090.

- a. The entire El Camino Real façade must be retained and should not be modified in any significant way.
- b. Addition Setback: Additions to this property shall be set back 6’ from El Camino Real.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Art Deco” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

S) 127 Franklin

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-173-090.

1. Standards

There are no historic resource preservation standards for 127 Franklin.

2. Guidelines

- a. The entire exterior of building should be retained and should not be modified in any significant way.
- b. If this structure is to be removed, an attempt should be made to relocate it. The property should be offered for sale for \$1 for a period of at least 90 days.

T) 301 Fuller

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-331-130.

1. Standards

There are no historic resource preservation standards for 301 Fuller.

2. Guidelines

- a. The entire exterior of building should be retained and should not be modified in any significant way.
- b. If this structure is to be removed, an attempt should be made to relocate it. The property should be offered for sale for \$1 for a period of at least 90 days.

U) 321 Fuller

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-331-080.

1. Standards

There are no historic resource preservation standards for 321 Fuller.

2. Guidelines

- a. The entire exterior of building should be retained and should not be modified in any significant way.
- b. If this structure is to be removed, an attempt should be made to relocate it. The property should be offered for sale for \$1 for a period of at least 90 days.

V) 627 Hamilton (Lathrop House)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-344-140.

1. Standards

- a. No additions or significant modifications may be made to this structure.

2. Guidelines

- a. No additional structures should be placed on this property.

W) 620 Jefferson (Originally Hanson Lumber Co. employee housing)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-347-090.

1. Standards

- a. The entire exterior of building must be retained and should not be modified in any significant way.
- b. Addition Setback: Any addition to this property must be detached from the historic structure and set back no less than 10' from the back (western) facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Queen Ann" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic facade.
- c. New signage should be compatible with the architecture of the historic facade in terms of colors, materials, size, placement, and style.

X) 855 Jefferson (Redwood City Post Office)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 053-131-190.

1. Standards

- a. The entire exterior of building must be retained and should not be modified in any significant way.
- b. Addition Setback: Any addition to this property must be detached from the historic structure and set back no less than 10' from the back (eastern) facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Spanish Mission Revival" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic facade.
- c. New signage should be compatible with the architecture of the historic facade in terms of colors, materials, size, placement, and style.

Y) 1217 Jefferson (Barn House, also associated with 1200 El Camino Real)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 053-045-230.

1. Standards

- a. The entire exterior of building shall be retained and restored.
- b. Addition Setback: Any addition to this property shall be set back no less than 40' from the Jefferson Avenue facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Queen Ann" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic facade.
- c. New signage should be compatible with the architecture of the historic facade in terms of colors, materials, size, placement, and style.

Z) 726 Main (Originally Diller-Chamberlain Store)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 052-374-140.

1. Standards

- a. The entire exterior of building must be retained and should not be modified in any significant way.
- b. Addition Setback: Any addition to this property must be detached from the historic structure and set back no less than 5' from the back (western) facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Neoclassical" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic facade.
- c. New signage should be compatible with the architecture of the historic facade in terms of colors, materials, size, placement, and style.

AA) 800 Main (Sequoia Hotel; also 2001-13 Broadway)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 053-131-050.

1. Standards

- a. The historic Broadway and Main Street facades, with the exception of non-historic Storefronts, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Broadway or Main Street facades.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Neoclassical Revival" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic facade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic facade, and new signage on historic facades should be compatible with the architecture of the historic facade in terms of colors, materials, size, placement, and style.

BB) 831 – 835 Main (Alhambra Theater / Masonic Temple)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 053-233-230.

1. Standards

- a. The historic Main Street facade, with the exception of non historic Storefronts, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Main Street facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Neoclassical Revival" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

CC) 839 Main (IOOF Building)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 053-233-130.

1. Standards

- a. The historic Main Street facade, with the exception of non historic Storefronts, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Main Street facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Neoclassical Revival" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

DD) 847 – 849 Main (Originally Clifton Motor Co.)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 053-233-120.

1. Standards

- a. The historic Main Street facade, with the exception of non-historic Storefront elements, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Main Street facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Neoclassical" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

EE) 901 Main (William P. Jamieson Building)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor's parcel number 053-135-010.

1. Standards

- a. The historic Main Street and Stambaugh facades, with the exception of non historic Storefronts, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40' of the Main Street and Stambaugh facades.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the "Victorian" architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

FF) 917 – 921 Main (Pseudo-Gothic commercial building)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-135-120.

1. Standards

- a. The historic Main Street facade, with the exception of non historic Storefront elements, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40’ of the Main Street facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Art Deco/Exotic Revival” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

GG) 929 Main (Originally Sunshine Grocery Store)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-135-260.

1. Standards

- a. The historic Main Street facade, with the exception of non historic Storefront elements, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40’ of the Main Street facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

HH) 935 Main (Originally Flynn’s Ford Agency)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-135-270.

1. Standards

- a. The historic Main Street facade, with the exception of non historic Storefront elements, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40’ of the Main Street facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

II) 1018 Main (John Offerman House)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-137-020.

1. Standards

- a. The entire exterior of building must be retained and should not be modified in any significant way.
- b. Addition Setback: Any addition to this property must be detached from the historic structure and set back no less than 10’ from the back (western) facade.

2. Guidelines

- a. It is recommended that any addition to this property conform to the “Victorian” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

JJ) 1020 Main (John Dielman House)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-137-020.

1. Standards

- a. The entire exterior of building must be retained and should not be modified in any significant way.
- b. Addition Setback: Any addition to this property must be detached from the historic structure and set back no less than 10’ from the back (western) facade.

2. Guidelines

- a. It is recommended that any addition to this property conform to the “Victorian” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

KK) 605 Middlefield (Tudor Cottage)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-347-060.

1. Standards

There are no historic resource preservation standards for 605 Middlefield.

2. Guidelines

- a. The entire exterior of building should be retained and should not be modified in any significant way.
- b. If this structure is to be removed, an attempt should be made to relocate it. The property should be offered for sale for \$1 for a period of at least 90 days.

LL) 611 Middlefield (Queen Anne Cottage)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-347-050.

1. Standards

- a. The entire exterior of building must be retained and should not be modified in any significant way.
- b. Addition Setback: Any addition to this property must be detached from the historic structure and set back no less than 10’ from the back (eastern) facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Victorian” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

MM) 727 Middlefield

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-368-030.

1. Standards

- a. The historic Middlefield Road facade must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40’ of the Middlefield facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

NN) 1044 Middlefield (Old Fire Station No.1/Main Library)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-134-060.

1. Standards

- a. The historic Middlefield facade must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40’ of the Middlefield facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Neoclassical Revival” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

OO) 53-55 Perry (Elgin’s Auto Supply and Machine Shop Service)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-321-260.

1. Standards

- a. The historic Perry Street facade, with the exception of non historic Storefront elements, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 6’ of the Perry Street facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Spanish Mission Revival” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

PP) 114 Stambaugh (Holmquist Hardware)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-135-020.

1. Standards

- a. The historic Main Street facade must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 40’ of the Main Street facade.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. New signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

QQ) 116 Stambaugh (Eugene Mouroth House)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-135-040.

1. Standards

- a. The entire exterior of building must be retained and should not be modified in any significant way.
- b. Addition Setback: Any addition to this property must be detached from the historic structure and set back no less than 10’ from the back (western) facade.

2. Guidelines

- a. It is recommended that any addition to this property conform to the “Victorian” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

RR) 142 Stambaugh (Fred and Hannah Kirste House)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-135-050.

1. Standards

- a. The entire exterior of building must be retained and should not be modified in any significant way.
- b. Addition Setback: Any addition to this property must be detached from the historic structure and set back no less than 10’ from the back (western) facade.

2. Guidelines

- a. It is recommended that any addition to this property conform to the “Victorian” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

SS) 530 Warren

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-332-010.

1. Standards

There are no historic resource preservation standards for 530 Warren.

2. Guidelines

- a. The entire exterior of building should be retained and should not be modified in any significant way.
- b. If this structure is to be removed, an attempt should be made to relocate it. The property should be offered for sale for \$1 for a period of at least 90 days.

TT) 103 Wilson

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-171-040.

1. Standards

There are no historic resource preservation standards for 103 Wilson.

2. Guidelines

- a. The entire exterior of building should be retained and should not be modified in any significant way.
- b. If this structure is to be removed, an attempt should be made to relocate it. The property should be offered for sale for \$1 for a period of at least 90 days.

UU) 700-710 Winslow (Falcone Building)

The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-361-030.

1. Standards

- a. The historic Winslow and Marshall Street facades, with the exception of non historic Storefronts, must be retained and should not be modified in any significant way.
- b. Addition Setback: No addition to this property may encroach within 6’ of the Winslow and Marshall Street facades.

2. Guidelines

- a. It is recommended that any addition to this structure conform to the “Art Deco/Exotic Revival” architectural character regulations found in Section 2.9.
- b. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
- c. Alterations to non-historic Storefronts within historic facades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic facades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.