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 DTTP 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 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 two groups of regulations—the Additions and Modifications to Historic Resources Regulations and the Additional Impact Mitigation Measures for Historic Resources—are contained within this section.

**MAP LEGEND**

- **Red**: Historic Resources to be Preserved
- **Brown**: Historic Resources which may be Altered, Relocated, or Removed
- **Gray**: Mitigation Group 1
- **Light Gray**: Mitigation Group 2
- **Mitigation Group 3**: Mitigation Group 4
- **Mitigation Group 5**: Mitigation Group 5
- **Mitigation Group 6**: Mitigation Group 6
- **Orange**: Main Street
- **Historic District**: Historic District
## Historic Mitigation Groups (Sec. 2.1.1)

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## Additional Impact Mitigation Measures for Historic Resources (Sec. 2.1.4)

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<td>May Be Required</td>
<td>See Section 2.1.4</td>
</tr>
</tbody>
</table>

## HISTORIC RESOURCES PRESERVATION CHART

**Legend:**

- **Required:** These elements are required of all new development as indicated.
- **Applicable:** These regulations shall apply as described in the specified section.
- **May Apply:** These elements may or may not apply, depending on the location of the project. See the specified section for applicability.
- **---:** These elements 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 on non-historic properties which are near historic resources.

A) Historic Resources

1. 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.

2. 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.

B) Non-Historic Properties

1. Mitigation Group 1: Graceful Neighborhood Transitions
   • Includes parcels as designated on the Historic Resource Preservation Map.
   • Development on such parcels 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.

2. 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.

3. 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.

4. Mitigation Group 4: Historic Corridor and Transition Heights
   • Includes parcels as designated on the Historic Resource Preservation Map.
   • Development on such parcels shall be subject to special historic preservation regulations for height as described in Section 2.7.

5. Mitigation Group 5: Historic Character
   • Includes parcels as designated on the Historic Resource Preservation Map.
   • Development on such parcels shall be subject to special historic preservation regulations for architectural character as described in Section 2.9.

   • Includes parcels as designated on the Historic Resource Preservation Map.
   • Development on such parcels shall only be subject to historic preservation regulations if the parcel is directly adjacent to a Historic Resource to be Preserved as designated on the Historic Resource Preservation Map.

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.

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 2.6.2(A)(1)(c) for specific regulations.

Mandatory Front Setbacks (Applies to Non-Historic Properties)
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 2.5.1(D) for specific regulations.

Height Reductions (Applies to Non-Historic Properties)
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 2.7.1 (D), (E), and (F) for specific regulations.

Historic Parcelization (Applies to Non-Historic Properties)
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 2.8.3(E)(1)(c) for specific regulations.

Historic Architectural Character (Applies to Non-Historic Properties)
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 2.9.1 (A), (B), (C), (D), and (E) 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 for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, 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 largely 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.

A) 201 Arch Street (Originally Safeway Market)
The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-321-280.

1. Standards
   a. The historic Arch Street and Brewster Street façades, with the exception of non-historic storefront elements, must be retained and shall not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 30’ of the Arch Street façade, or within 10’ of the Brewster Street façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “New classical” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades 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 façades must be retained and shall not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway or Main Street façades.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “New classical” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

C) 2020 Broadway (Fitzpatrick Building)
The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 052-374-180.

1. Standards
   a. The historic Broadway façade, with the exception of non-historic storefront elements, must be retained and shall not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “New classical” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
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 façade, with the exception of non-historic storefront elements, must be retained and shall not be modified in any significant way.
b. No less than 75% of historic exterior walls shall be retained.
c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway façade.
d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
a. Surviving historic interior features should be preserved.
b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
c. It is recommended that any addition to this structure conform to the "Neoclassical" architectural character regulations found in Section 2.9.
d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades 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 façades must be retained and shall not be modified in any significant way.
b. No less than 75% of historic exterior walls shall be retained.
c. Any addition must be located completely behind the historic 1910 structure. More specifically, 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.
d. No addition may exceed the height of the Broadway façade’s cornice.

2. Guidelines
a. All surviving historic interior features should be preserved.
b. The Hamilton Street and Middlefield Road façades of any attached addition should be visually subordinate to the Historic Courthouse. This should be accomplished by using a "hyphen" at the junction between the two buildings, or by setting back the Hamilton and Middlefield façades of the addition further than the Hamilton and Middlefield façades of the Historic Courthouse.
c. It is recommended that any addition to this structure conform to the "Neoclassical" architectural character regulations found in Section 2.9.
d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

G) 2215 Broadway (Fox Theatre)
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 façade, with the exception of non-historic storefront elements, must be retained and shall not be modified in any significant way.
b. No less than 75% of historic exterior walls shall be retained.
c. There shall be no additions to this structure.

2. Guidelines
a. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

H) 2227 Broadway (West Wing of Fox Theatre Complex)
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 façades, with the exception of non-historic storefront elements, must be retained and shall not be modified in any significant way.
b. No less than 75% of historic exterior walls shall be retained.
c. There shall be no additions to this structure.

2. Guidelines
a. Surviving historic interior features should be preserved.
b. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.
should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

I) 2301 – 2303 Broadway (The Mayers Building / Originally California Pacific Title Insurance Company)

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

1. Standards
   a. The historic Broadway and Hamilton Street façades, with the exception of non-historic storefront elements, should be retained and restored.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property should encroach within 3’ of the Broadway façade or 5’ of the Hamilton Street façades.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the "Art Deco" architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades 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 / Originally Montgomery Ward)

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 façade, with the exception of non-historic storefront elements, shall be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property shall encroach within 40’ of the Broadway façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the "Neoclassical" architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades 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 / Originally Bank of America)

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 façades must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway façade or 10’ of the California Street façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the "Art Deco" architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

L) 2620 Broadway (Originally Enterprise Bakery)

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 façade, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the "Neoclassical" architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.
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 façade, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.
b. No less than 75% of historic exterior walls shall be retained.
c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway façade.
d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
a. Surviving historic interior features should be preserved.
b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
c. It is recommended that any addition to this structure conform to the “Mediterranean” architectural character regulations found in Section 2.9.
d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be done in a manner that is stylistically compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

N-2) 2734 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 and Arch Street façades, with the exception of non-historic storefront elements, must be retained and shall not be modified in any significant way.
b. No less than 75% of historic exterior walls shall be retained.
c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway façade.
d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway façade.
d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be done in a manner that is stylistically compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

N-1) 2726 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 façade, with the exception of non-historic storefront elements, must be retained and shall not be modified in any significant way.
b. No less than 75% of historic exterior walls shall be retained.
c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway façade.
d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

c. Addition Setback: No addition to this property may encroach within 40’ of the Broadway façade.
d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be done in a manner that is stylistically 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.

1. Standards
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. No less than 75% of historic exterior walls shall be retained.
c. Addition Setback: No addition to this property may encroach within 6’ of the Broadway and Arch Street façades.
d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be done in a manner that is stylistically compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

a. Surviving historic interior features should be preserved.
b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
c. It is recommended that any addition to this structure conform to the "Neoclassical" architectural character regulations found in Section 2.9.

d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.
e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be done in a manner that is stylistically compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

a. Surviving historic interior features should be preserved.
b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
c. It is recommended that any addition to this structure conform to the "Mediterranean" architectural character regulations found in Section 2.9.
the “Mediterranean” architectural character regulations found in Section 2.9.

d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades 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, including the sign, must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: Additions to this property shall be set back 30’ from the El Camino Real façade or 6’ of the Harrison Street façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “Art Deco” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

R) 1322 El Camino Real (The Record Man)
The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-063-090.

1. Standards
   a. The entire El Camino Real façade must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: Additions to this property shall be set back 30’ from El Camino Real.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “Art Deco” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

S) 127 Franklin (The Holmquist House)
The following historic resource preservation standards and guidelines shall pertain to new development on assessor’s parcel number 053-173-090.

1. Standards
   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.

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

1. Standards
   a. There are no historic resource preservation standards for 303 Fuller.

2. Guidelines
   a. There are no historic resource preservation standards for 321 Fuller.
   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
   a. 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 (The 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 the interior or exterior of this structure.

2. Guidelines
   a. No additional structures should be placed on this property.
W) 620 Jefferson (Hanson Lumber Company 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. No less than 75% of historic exterior walls shall be retained.
   c. 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) façade.
   d. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additional structures on this property should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any additional structures on this property conform to the “Mediterranean” architectural character regulations found in Section 2.9.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

Y) 1217 Jefferson

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. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: Any addition to this property shall be set back no less than 40' from the Jefferson Avenue façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that additional structure on this property conform to the “Neoclassical” architectural character regulations found in Section 2.9.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade 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. No less than 75% of historic exterior walls shall be retained.
   c. 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) façade.
   d. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that care should be taken to reflect the Dutch Colonial architecture of the resource in the architectural character of any addition.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade 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. No less than 75% of historic exterior walls shall be retained.
   c. 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) façade.
   d. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additional structures on this property should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any additional structure on this property conform to the “Mediterranean” architectural character regulations found in Section 2.9.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

AA) 800 Main (Sequoia Hotel)

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 façades, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 40' of the Broadway or Main Street façades.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.
2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

**CC) 839 Main (IOOF Hall)**

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 façade, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 40’ of the Main Street façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be compatible with the architecture of the historic façade 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 façade, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 40’ of the Main Street façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades 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 façade, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.

**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 façades, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. There shall be no additions to this structure.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.
FF) 917 – 921 Main
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 façade, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 40’ of the Main Street façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the architecture of the historic façade.

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 façade, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. Addition Setback: No addition to this property may encroach within 40’ of the Main Street façade.
   d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be compatible with the architecture of the historic façade.

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. No less than 75% of historic exterior walls shall be retained.
   c. 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) façade.
   d. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines
   a. Surviving historic interior features should be preserved.
   b. The massing of additional structures on this property should consist of traditional residential volumes similar to those of the resource.
   c. It is recommended that any additional structures on this property conform to the “Victorian” architectural character regulations found in Section 2.9.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

JI) 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. No less than 75% of historic exterior walls shall be retained.
   c. 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) façade.
d. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines

a. Surviving historic interior features should be preserved.

b. The massing of additional structures on this property should consist of traditional residential volumes similar to those of the resource.

c. It is recommended that any additional structures on this property be compatible with the historic façade in terms of colors, materials, size, placement, and style.

d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

KK) 605 Middlefield

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

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. No less than 75% of historic exterior walls shall be retained.

c. Addition Setback: Any additional structures on this property must be detached from the historic structure and setback no less than 10’ from the back (eastern) façade.

d. Addition Height: No additional structures on this property may exceed the height of the historic structure by more than 1 story.

MM) 727 Middlefield (Originally Pacific Telephone and Telegraph Building)

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

1. Standards

a. Surviving historic interior features should be preserved.

b. The massing of additional structures on this property should consist of traditional residential volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.

c. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.

d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

L.L.) 611 Middlefield

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. No less than 75% of historic exterior walls shall be retained.

c. 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) façade.

d. Addition Height: No additional structures on this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines

a. Surviving historic interior features should be preserved.

b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.

c. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.

d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

NN) 1044 Middlefield (Old Fire Station No.1 / Main Public 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 façade must be retained and should not be modified in any significant way.

b. No less than 75% of historic exterior walls shall be retained.

c. Addition Setback: No addition to this property may encroach within 40’ of the Middlefield façade.

d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.

2. Guidelines

a. Surviving historic interior features should be preserved.

b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.

c. It is recommended that any addition to this structure conform to the “Neoclassical” architectural character regulations found in Section 2.9.

d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

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 façade, with the exception of non-historic storefront elements, must be retained and should not be modified in any significant way.

b. No less than 75% of historic exterior walls shall be retained.

c. Addition Setback: No addition to this property may encroach within 6’ of the Perry Street façade.

d. Addition Height: No addition to this property may exceed the height of the historic structure by more than 1 story.
2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.
   c. It is recommended that any addition to this structure conform to the "Mediterranean" architectural character regulations found in Section 2.9.
   d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades 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 Stambaugh Street façade must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. There shall be no additions to this structure.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

**QQ) 116 Stambaugh (Eugene Mourot 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. No less than 75% of historic exterior walls shall be retained.
   c. There shall be no additions to this structure.
   d. 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) façade.
   e. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additional structures on this property should consist of traditional residential volumes similar to those of the resource.
   c. It is recommended that care should be taken to reflect the Dutch Colonial architecture of the resource in the architectural character of any addition.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

**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. No less than 75% of historic exterior walls shall be retained.
   c. 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) façade.
   d. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additional structures on this property should consist of traditional residential volumes similar to those of the resource.
   c. It is recommended that care should be taken to reflect the Dutch Colonial architecture of the resource in the architectural character of any addition.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

**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**
   a. The historic Warren façade must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. 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) façade.
   d. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additional structures on this property should consist of traditional residential volumes similar to those of the resource.
   c. It is recommended that care should be taken to reflect the Dutch Colonial architecture of the resource in the architectural character of any addition.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

**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**
   a. The historic Wilson façade must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. 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) façade.
   d. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additional structures on this property should consist of traditional residential volumes similar to those of the resource.
   c. It is recommended that care should be taken to reflect the Dutch Colonial architecture of the resource in the architectural character of any addition.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

**UU) 700-710 Winslow (The 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 façade must be retained and should not be modified in any significant way.
   b. No less than 75% of historic exterior walls shall be retained.
   c. 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) façade.
   d. Addition Height: No additional structure on this property may exceed the height of the historic structure by more than 1 story.

2. **Guidelines**
   a. Surviving historic interior features should be preserved.
   b. The massing of additional structures on this property should consist of traditional residential volumes similar to those of the resource.
   c. It is recommended that care should be taken to reflect the Dutch Colonial architecture of the resource in the architectural character of any addition.
   d. Additional structures on this property should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.
   e. New signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

There are no historic resource preservation standards for 103 Wilson.
2. Guidelines

a. Surviving historic interior features should be preserved.

b. The massing of additions to this structure should consist of simple, traditional volumes similar to those of the resource. Highly stepped or irregularly shaped additions are not recommended.

c. It is recommended that any addition to this structure conform to the "Art Deco" architectural character regulations found in Section 2.9.

d. Additions to this structure should use colors, materials, and ornamentation compatible to but clearly differentiated from the historic façade.

e. Alterations to non-historic storefront elements within historic façades should be done in a manner that is stylistically compatible with the historic façade, and new signage on historic façades should be compatible with the architecture of the historic façade in terms of colors, materials, size, placement, and style.

2.1.4. ADDITIONAL IMPACT MITIGATION MEASURES FOR HISTORIC RESOURCES

A) Mitigation of Impacts of Development on Properties that Contain Historic Resources to be Preserved

In addition to the regulations found within Section 2.1.3, any project which proposes additions or modifications to a property designated as a "Historic Resource to be Preserved" on the Historic Resources Preservation Regulations Map shall comply with the following regulations if City staff makes a preliminary determination that the project may have a potentially significant adverse effect on the historic resource.

1. Standards

a. The applicant shall, to City satisfaction, ensure that the project adheres to one or both of the following standards:
   - Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; or
   - Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer.

b. The project shall be reviewed by a qualified architect or architectural historian approved by the City and meeting the criteria of the Secretary of Interior’s Professional Qualifications Standards published in the Code of Federal Regulations (36 CFR part 61), who shall make a recommendation to the City’s Historic Resources Advisory Committee as to whether the project fully adheres to the Secretary Standards for Rehabilitation, as well as to whether any specific modifications are necessary to do so. The final determination as to a project’s adherence to the Secretary Standards for Rehabilitation shall be made by the Historic Resources Advisory Commission or the body with final decision-making authority over the project.

2. Guidelines

There are no Impacts of Development on Properties that Contain Historic Resources to be Preserved guidelines.

B) Mitigation of Impacts of Development on Properties that Contain Historic Resources which may be Altered, Relocated, or Removed

In addition to the regulations found within Section 2.1.3, any project which proposes additions or modifications to a property designated as a “Historic Resource which may be Altered, Relocated, or Removed” on the Historic Resources Preservation Regulations Map shall comply with the following regulations if City staff makes a preliminary determination that the project may have a potentially significant adverse effect on the historic resource.

1. Standards

a. If feasible, the applicant shall comply with measure 2.1.4(A)(1)(a) above.

b. If measure (a) is not feasible, and if relocation of the historic resources is a feasible alternative to demolition, the historic resource shall be moved to a new location compatible with the original character and use of the historic resource, and its historic features and compatibility in orientation, setting, and general environment shall be retained, such that the resource retains its eligibility for listing on the California Register.

2. Guidelines

There are no Impacts of Development on Properties Adjacent to Historic Resources guidelines.

2. Guidelines

There are no Impacts of Development on Properties that Contain Historic Resources which may be Altered, Relocated, or Removed guidelines.

C) Mitigation of Impacts on Historic Districts

There are no Impacts of Development on Properties Adjacent to Historic Resources guidelines.

Projects on all properties located within or immediately adjacent to a designated historic district as shown on the Historic Resources Preservation Regulations Map, or within any historic districts created subsequent to the adoption of this plan, shall comply with the following regulations.

1. Standards

a. Each proposed development project within or immediately adjacent to a designated historic district shall be reviewed by a qualified architect or architectural historian approved by the City and meeting the Secretary of the Interior’s Professional Qualifications Standards (36 CFR part 6) and by the City’s Historic Resources Advisory Committee for its potential impacts on the adjacent historic district, and any site and architectural design modifications identified through this review process as necessary to avoid a "substantial adverse change" in the significance of the historic district and protect its continued eligibility for listing on the California Register, as determined by the City, shall be required as conditions of project approval.

2. Guidelines

There are no Impacts of Development on Properties Adjacent to Historic Resources guidelines.

D) Mitigation of Impacts of Development on Properties Adjacent to Historic Resources

Projects on properties located directly adjacent to an historic property as designated on the Historic Resources Preservation Regulations Map shall comply with the following regulations.

1. Standards

a. Each proposed development adjacent to a historic resource that requires a discretionary approval shall be reviewed by a qualified architect or architectural historian approved by the City and meeting the Secretary of the Interior’s Professional Qualifications Standards (36 CFR part 6) and by the City’s Historic Resources Advisory Committee for its potential impacts on the adjacent historic resource, and any site and architectural design modifications identified through this review process as necessary to avoid a "substantial adverse change" in the significance of the adjacent historic resource and protect its continued eligibility for listing on the California Register, as determined by the City, shall be required as conditions of project approval.

2. Guidelines

There are no Impacts of Development on Properties Adjacent to Historic Resources guidelines.