

RESOLUTION NUMBER 183

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA
DENYING CONSTRUCTION OF A NEW GARAGE AT 130 WEST 8TH STREET, ASSESSOR
PARCEL NUMBER 010-152-010, FILE NUMBER LMA03-020

WHEREAS, on October 6, 2004 the Cultural Heritage Board of the City of Santa Rosa held a public hearing and considered the request, at which time it received written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Cultural Heritage Board of the City of Santa Rosa, after due consideration, investigation and study made by itself and in its behalf, and after due consideration of all evidence and reports offered at said hearing, does find and determine the following:

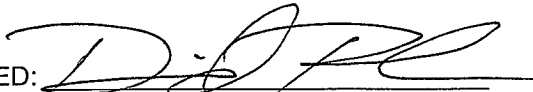
1. The property located at 130 West 8th Street has been determined to be a contributor to the West End Preservation District, and any alteration must be considered both in terms of its potential adverse effect on the West End Preservation District and its potential adverse effect on the historic building as an individual structure. (Reference the Processing Review Procedures (PRP), Page 23, Point (Pt) 6)
2. The partially constructed garage occupies a building footprint similar to the previous garage except that it is larger than the previous garage. The new garage has been partially constructed so that the observance of the smaller footprint is possible but not without deconstruction. (Reference PRP, Pg. 28, Pt.1)
3. Applicant's plans for the new garage were discussed and reviewed by the Cultural Heritage Board on July 23, 2003 and January 28, 2004. During those meetings, the Cultural Heritage Board directed the applicant to limit the height to 12 feet, reduce overall mass of the garage and omit windows on the street facing elevation. (Reference RPR, Pg. 28, Pt. 5, and General Plan, Goal HP-B-1)
4. The proposed garage is visible from the street and will be constructed from materials that are in keeping with the main house but are unlike the predominant building materials in the West End Preservation District.
5. The proposed new garage is at 16 feet in height, not 12 feet as recommended by the Cultural Heritage Board (Reference PRP, Pg. 28, Pt. 5)
6. The West End Preservation District is comprised of small early 20th century working class homes that traditionally had single story, single car detached garages. (Reference PRP, Pg. 28, Pt. 5)
7. The proposed garage is not in proper scale for this property and does not have an appropriate relationship with the main structure or to the surrounding structures, which constitute contributors to the designated preservation district. (Reference PRP, Pg. 28, Pts. 4 & 5, Pg 40 Paragraph 2 and 4; Page 41, Paragraph 1; and General Plan, Goal HP-B-1)
 - a. The proposed garage dominates the primary structure and detracts from the primary structure's status as a contributor to the preservation district.
 - b. The proposed garage's mass is not compatible with either the main structure or the surrounding historic structures.
 - c. While the maximum height allowed in the Zoning Code for an accessory structure is 16 feet, the City Design Guidelines for Historic Properties states that the accessory structure should be compatible with the existing, main structure on the site. After review of the proposal, the Board determined that the proposed garage structure is not compatible with the main structure or surrounding structures in terms of mass, materials or design.
8. The loss of a designated contributor to the West End Preservation District reduces the historic significance of the district as a whole. (Reference PRP, Pg. 40, Paragraph 2)

NOW, THEREFORE, BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby deny, based on the above findings (1 through 9), the Landmark Alteration request for a new 16-foot accessory structure/garage.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 20th day of October, 2004 by the following vote:

AYES: (7) Clark, Eelkema, Flock, Henrikson, Nacouzi, Poulsen and Treviño
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

APPROVED:



DAVID POULSEN, CHAIRMAN

ATTEST:


MARIE MEREDITH, SECRETARY