

RESOLUTION NUMBER 209

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA ADOPTING CHARACTER DEFINING ELEMENTS FOR RESIDENTIAL DISTRICTS AND FOR THE BURBANK GARDENS, CHERRY STREET, MCDONALD, OLIVE PARK, ST. ROSE, WEST END, AND RAILROAD SQUARE HISTORIC DISTRICTS.

WHEREAS, Section 20-58.060 C.3.a of the City of Santa Rosa Zoning Code requires the Cultural Heritage Board to identify the character defining elements of the City's historic districts for concept review projects larger than 5,000 square feet; and

WHEREAS, the character defining elements for each historic district need to be included under Goal 2.4.2 of the City of Santa Rosa Design Guidelines; and

WHEREAS, the Cultural Heritage Board has solicited input from representatives of the City's historic districts and conducted 12 study sessions over a nine-month period to identify the character defining elements for each historic district.

NOW, THEREFORE, BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the character defining elements for residential districts and for the Burbank Gardens, Cherry Street, McDonald, Olive Park, St. Rose, West End, and Railroad Square Historic Districts. Said character defining elements are attached to this resolution a Exhibit "A".

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 15<sup>th</sup> day of March 2006, by the following vote:

AYES: (5) Clark, Eelkema, Flock, Henrikson, Spence

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Mach

APPROVED:   
PAUL EELKEMA, CHAIRMAN

ATTEST:   
MARIE MEREDITH, SECRETARY

## EXHIBIT "A"

### CHARACTER DEFINING ELEMENTS FOR RESIDENTIAL DISTRICTS

#### Architecture

Residential structures relate to each other in terms of size, scale, mass, and rhythm..

Buildings in preservation districts utilize traditional building materials.

In general, buildings do not exceed 35 feet in height.

Houses have articulated, pedestrian friendly frontages and are not dominated by garages.

Most houses have front porches.

#### Hardscape

Residential driveways are single wide rather than double wide.

Concrete sidewalks are scored in one to two foot squares.

Traditional light standards are found in each preservation district.

#### Landscape

Mature landscaping predominates in preservation districts.

Landscaping typically does not obscure buildings.

#### Site Planning

Garages and parking are located to the rear of the properties.

Houses are typically set back from the sidewalk a minimum of 15 feet.

Houses typically maintain a minimum five-foot side yard setback.

Each preservation district offers a community-serving facility within a short walking distance.

## EXHIBIT "A"

### **CHARACTER DEFINING ELEMENTS – BURBANK GARDENS**

#### **Types of Buildings**

Predominantly single-family houses  
Duplexes  
Apartment buildings  
Small commercial buildings  
Burbank Home and Gardens

#### **Architectural Styles**

Bungalows  
Colonial Revival  
Italianate  
Period Revival  
Queen Anne

#### **Neighborhood Elements**

Narrow lots (typically 40 ft. wide)  
Small houses, predominantly Bungalows  
Interior courtyards (multiple-family)  
Open lawns  
Narrow streets  
Parks

#### **Building Materials**

Predominantly wood siding  
Stucco

#### **Building Heights**

Predominantly one story  
Two story

## EXHIBIT "A"

### **CHARACTER DEFINING ELEMENTS – CHERRY STREET**

#### **Types of Buildings**

Predominantly single-family houses  
Small apartment buildings  
Churches, schools

#### **Architectural Styles**

Art Moderne  
Beaux Arts  
Bungalows  
Colonial Revival  
Craftsman  
Gothic Revival  
Greek Revival  
Italianate  
Mediterranean Revival  
Prairie School  
Provincial  
Queen Anne  
Shingle  
Stick-Eastlake

#### **Neighborhood Elements**

Narrow but deep lots (typically 50x100-150 ft.)  
Less than 40 percent lot coverage  
Both large and small houses  
Entry doors face street  
Alleys  
Lawns  
Front yard fences  
Narrow streets  
Traditional light standards

#### **Building Materials**

Predominantly wood siding  
Stucco

#### **Building Heights**

Predominantly one story  
Two story

## EXHIBIT "A"

### CHARACTER DEFINING ELEMENTS – MCDONALD

#### **Types of Buildings**

Predominantly single-family houses  
Duplexes  
Small apartment buildings  
Church, school, nursery, warehouses

#### **Architectural Styles**

Bungalows  
Colonial Revival  
Craftsman  
English Cottage  
Greek Revival  
Hip-roofed cottage  
Italianate  
Mediterranean Revival  
Period Revival  
Prairie School  
Provincial  
Queen Anne  
Shingle  
Stick-Eastlake  
Tudor Revival  
1930's tract type

#### **Neighborhood Elements**

Medium and large lots (typically 50x150 ft. and larger)  
Less than 40 percent lot coverage  
Large, medium, and small houses  
Entry doors face street  
Alleys  
Lawns  
Front yard fences  
Wide and normal streets  
Traditional light standards

#### **Building Materials**

Predominantly wood siding  
Stucco

#### **Building Heights**

Predominantly one and two story

## EXHIBIT "A"

### CHARACTER DEFINING ELEMENTS – OLIVE PARK

#### **Types of Buildings**

Predominantly single-family houses  
Small apartment buildings

#### **Architectural Styles**

Bungalows  
Colonial Revival  
Craftsman  
Hip-roofed boxes  
Prairie School  
Queen Anne

#### **Neighborhood Elements**

Narrow but deep lots (typically 50x134 ft.)  
Small and medium size houses  
Tree-lined streets  
Feeling of a remote enclave  
Park

#### **Building Materials**

Predominantly wood siding  
Stucco

#### **Building Heights**

Predominantly one story  
Two story

## EXHIBIT "A"

### **CHARACTER DEFINING ELEMENTS – ST. ROSE**

#### **Types of Buildings**

Predominantly single-family houses  
Small apartment buildings  
Small-scale commercial buildings  
Church, St. Rose School

#### **Architectural Styles**

Art Deco  
Bungalows (Lincoln Street)  
Colonial Revival  
Craftsman  
Italianate  
Mediterranean Revival  
Provincial  
Queen Anne  
Stick  
Victorian Gothic

#### **Neighborhood Elements**

Narrow but deep lots (typically 50x100-120 ft.)  
Exception - shallow lots on north side of Lincoln Street  
Both large and small houses  
Front yard fences  
Sidewalks with planter strips

#### **Building Materials**

Predominantly wood siding  
Stucco

#### **Building Heights**

Predominantly one story, especially on the north side of Lincoln Street  
Two story  
Three story

## EXHIBIT "A"

### **CHARACTER DEFINING ELEMENTS – WEST END**

#### **Types of Buildings**

Predominantly single-family houses  
Duplexes and small apartment buildings  
Commercial buildings  
Church, De Turk Round Barn

#### **Architectural Styles**

Predominantly Bungalows  
Colonial cottages  
Italianates  
Queen Anne cottages  
Saltboxes  
19<sup>th</sup> Century vernaculars  
1930's, 40's, and 50's houses

#### **Neighborhood Elements**

Narrow but deep lots (typically 40x120 ft.)  
Small houses (typically 700-1200 sq. ft.)  
Front yard fences or small retaining walls  
Rustic landscaping  
Sidewalks with planter strips  
Parks

#### **Building Materials**

Predominantly horizontal lap siding  
Stucco

#### **Building Heights**

Predominantly one story  
Two story

## EXHIBIT "A"

### CHARACTER DEFINING ELEMENTS – RAILROAD SQUARE

#### Types of Buildings

Commercial storefronts  
Hotels  
Warehouses  
Railroad buildings  
Water tower

#### Architectural Styles

Brick warehouses and wooden loading docks  
Painted brick storefronts  
Mission Revival Style false front buildings  
Basalt stone buildings

#### District Elements

Storefronts – 20 ft. wide bays  
Large storefront show windows – 10 ft. with transoms above and panels below  
Recessed entry doors  
Roof parapets  
Historic paint colors  
Signage appropriate to era  
Period light fixtures  
Sidewalks – brushed cement with 2 ft. squares  
Depot Park

#### Building Materials

Brick – painted or unpainted  
Stone masonry (basalt)  
Stucco  
Glazed tile decorative detailing  
Glass transoms  
Wood paneling  
Window sashes – wood, painted metal, or copper

#### Building Heights

Predominantly one and two story  
Three story  
Four story