

RESOLUTION NUMBER 235

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR EXTERIOR REMODEL AT 216 BROWN STREET, ASSESSOR PARCEL NUMBER 009-251-024, FILE NUMBER LMA 07-018

WHEREAS, on May 3, 2006 and May 2, 2007, the Cultural Heritage Board of the City of Santa Rosa considered the proposed Landmark Alteration Permit as a concept item.

WHEREAS, on July 18, 2007, the Cultural Heritage Board of the City of Santa Rosa considered the Landmark Alteration Permit, 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 on its behalf and due consideration of all evidence and reports offered at said hearing does find and determine the following:

The proposed exterior remodel is in character with the original architectural style and details of the existing home at 216 Brown Street. Window and door replacements increase compatibility with the historic character of the structure and the overall character of the Burbank Gardens Preservation District. Siding replacement maintains the visual character of the home as a shingled craftsman.

The proposed remodel improves the condition of the existing structure and eliminates previous alterations that were not compatible with the character of the structure or other structures within the Burbank Gardens Preservation District. The proposed changes are compatible with the simple bungalow style characteristic of the district.

The proposed remodel, including textures, materials, and detailing, are consistent with the character of the existing 1920s shingle craftsman and eliminate previous inappropriate alterations made to the windows and doors of the building.

The proposed changes include replacement of exterior wood shingles do to a state of deterioration beyond repair. The proposed fiber cement shingles maintain the design, texture, and characteristic visual quality of the shingle craftsman. The proposed changes will not adversely affect the contributing structure within the Burbank Preservation District.

The proposed project is consistent with applicable standards from the Secretary of the Interiors Standards for Rehabilitation in that the historic character of the single-family home is retained and preserved, the proposed shingle replacement matches the original material in design, texture, and visual character, and proposed changes do not destroy character defining features of the building.

WHEREAS, the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and as proposed is considered to qualify for a Class 31 categorical exemption pursuant to Section 15331.

NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

1. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated July 3, 2007 with revisions to include an optional roof vent/window on the front façade, trim around the porch, and the use of river rock limited to landscape detailing.

2. Revised plans submitted for building permit shall include a maximum shingle exposure of 5 inches.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. Exterior shingles shall be Sierra Premium Shake by Nichiha fiber cement, as presented and approved presented at the public hearing or approved equal.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 18th day of July, 2007, by the following vote:

AYES: (4) Eelkema, Garrett, Henrickson, Much
NOES:
ABSTAIN: (1) Flock
ABSENT: (1) Barron-Thomas

APPROVED: Paul Eelkema
Paul Eelkema, Chairman

ATTEST: Heather Hines
Heather Hines, Secretary