

RESOLUTION NUMBER 243

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE SARGENT ADDITION TO CONSTRUCT TWO STRUCTURAL ADDITIONS TO THE EXISTING HOUSE LOCATED AT 724 MONROE STREET, ASSESSOR'S PARCEL NUMBER 180-810-030, FILE NUMBER LMA 08-002

WHEREAS, on February 20, 2008, 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 addition is consistent with the original architectural style and details of the building in that similar exterior materials such as cedar shingles and composite roofing and the additions are sensitive to the size and massing of the existing house.

The proposed additions are compatible with adjacent or nearby preservation district structures in that the additions are set to the sides of the existing house and setback from the existing street facades and therefore does not alter the character of the surrounding contributing structures within the McDonald Preservation District.

The proposed colors, textures, materials, fenestration, decorative features and details are consistent and/or compatible with the time period of the building's construction, and/or adjacent structures in that the additions utilize materials and details similar with the existing home, although subtle changes in window and roof details differentiate the additions from the original portion of the structure.

The proposed additions will not destroy or adversely affect any important architectural features in that the additions are sited to the rear and sides of the existing house, are in areas where previous alterations have been made to the building, and do not alter historic window and door openings.

The project is consistent with the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision) in that the additions are to the side and rear of the existing structure, is subtly differentiated from the existing structure, maintains the historic use of the home as a single-family home, and does not alter or destroy character defining features on the existing home.

The project is consistent with the City's Processing Review Procedures for Owner's of Historic Properties, including guidelines for additions in that the addition has been designed for the least possible loss of historic fabric, is limited in size and scale so as to not visually overpower the original structure, is located as inconspicuously as possible, is designed to be subtly differentiated from the historic building, and is designed to be compatible with the historic building in mass, materials, and color.

The project is consistent with the applicable PD-H Zoning Standards and General Plan policies to preserve Santa Rosa's historic structures and neighborhoods, and the project has been properly noticed and no hearing has been requested.

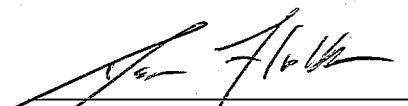
WHEREAS, the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and as proposed is considered to qualify for a Class 1 categorical exemption pursuant to Section 15301.

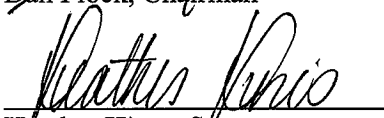
NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

1. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated January 29, 2008.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Cultural Heritage Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Cultural Heritage Board.
5. All exterior materials shall match materials on the original house.
6. All windows shall be double hung wood windows.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 20th day of February, 2008, by the following vote:

AYES: (5) Barron-Thomas, Flock, Henrikson, Jessen, Treviño
NOES: (0)
ABSTAIN: (0)
ABSENT: (2) Garrett, Much

APPROVED: 
Dan Flock, Chairman

ATTEST: 
Heather Hines, Secretary