

RESOLUTION NUMBER 246

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE DEDRICK REMODEL TO LEGALIZE EXTERIOR ALTERATIONS TO THE FRONT AND REAR HOUSES LOCATED AT 220 OLIVE STREET IN THE OLIVE PARK PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-196-008, FILE NUMBER LMA 08-009

WHEREAS, on April 16, 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 alterations to the rear building maintain the wide horizontal siding which clearly differentiates the rear house from the front house on the parcel. Additionally, the unique vertical siding in the gable ends will be preserved. Changes to windows to the non-contributing rear structure alter the original window openings but are minimally visible from the public right-of-way and do not negatively impact the rear structure on the parcel.

The alterations to the windows, removal of the shed dormer, and universal application of horizontal siding across the totality of the front façade of the front house (220A) are not in keeping with the original style of the house, remove character defining features, and threaten the integrity of the contributing structure within the Olive Park Preservation District.

The proposed alterations to the rear building are compatible with adjacent or nearby preservation district structures in that the existing architectural style, massing, siting, and orientation to the alley are maintained in keeping with the existing character of the Burbank Gardens Preservation District. Siding replacement will maintain the distinct wide horizontal siding and the differentiation from the front house on the property. Alterations to windows are minimally visible from Olive Street and as conditioned will maintain wood trim and sills to further minimize the impact of the changes in size and orientation of the windows on the rear structure. The small structural addition to enclose the exterior water heater will not be visible from elsewhere in the district and therefore is not considered to impact the overall preservation district.

The proposed textures, materials, and details on the rear house do not detract from the Olive Park Preservation District. Those elements considered defining of the rear building such as the wide horizontal siding, thinner vertical siding in the gable ends, and trim will be maintained.

The elimination of details on the front house, including the shed dormer, porch pillars, and the historic window pattern eliminates the character defining elements from the otherwise simple 1923 Craftsman house and negatively impacts the overall Olive Park Preservation District by threatening the integrity of one of the district's contributing structures.

Based on a construction date outside of the period of significance for the Olive Park Preservation District, the rear house is considered non-contributing within the preservation district.

The project is consistent with the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision) in that it maintains the historic

development pattern of the parcel as two single-family residences with the rear house oriented toward the alley.

The alterations to the front house are not consistent with the Secretary of the Interior's Standards for Rehabilitation in that they involve the removal of historic materials and features that characterize the property and significantly alter the original window pattern which was a defining feature of the house.

The project is consistent with the City's Processing Review Procedures for Owner's of Historic Properties in that alteration to the non-contributing rear house is generally compatible with the existing building and does not negatively impact the overall neighborhood.

The alterations to the front house are not consistent with the City's Processing Review Procedures for Owner's of Historic Properties in that the replacement windows do not retain the same configuration and details of the original windows and that the elimination of the shed dormer altered the overall roof structure.

The project is consistent with the applicable R-1-6-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.

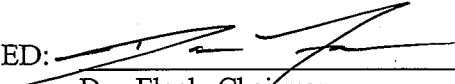
NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

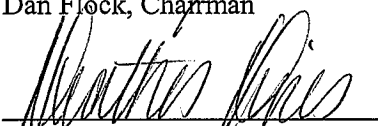
1. The front house (220A) shall be restored. Restoration of the front house shall include re-creation of the shed dormer based on available historic photographs and replacement of the front windows replicating the original window pattern as shown in historic photographs and original plans dated August 9, 2005. Additionally, the porch pillars shall be reestablished with the use of horizontal hardboard only acceptable below the pillars as shown in historic photographs and original plans dated August 9, 2005. Applicable building permits shall be obtained prior to the commencement of the restoration on the front house.
2. A building permit for the rear house (220B) may be obtained prior to the restoration of the front house. However, within 30 days of receiving final occupancy for the work on the rear house the applicant shall obtain the required building permit for restoration of the front house (220A). Restoration work on the front house shall be completed in compliance with the approved building permit and conditions as outlined above and shall be completed within 180 days of issuance of the building permit.
3. Prior to issuance of a building permit, revised plans shall include the following changes:
 - a. The exterior siding on the rear hot water heater enclosure shall match the rear house.
 - b. All window trim and sills on the rear house shall match original trim work.
 - c. All exterior trim shall match existing.
4. A narrow wood picket fence may be installed on the rear property line (alley), the height of which shall not exceed the height of the lowest window sill on the east elevation.

5. Siding replacement on the rear house may be 6" hardiboard with texture to match the existing horizontal wood siding. The two doors on the rear house may be enlarged to 36" wide.
6. The thinner vertical siding in the gable ends on the rear house shall be preserved.
7. The on-site parking pad shall be the minimum 9 feet by 19 feet and shall be centered between the south elevation of the rear house and the south property line with ground cover landscaping planted on either side.
8. The rear yard shall be maintained as a landscape area with the exception of the rear patio.
9. Permits shall be obtained for all alterations to Unit B, as well as the exterior work to the front house, including siding and new windows, and the interior work not inspected on expired permit B04-2502. All work shall comply with the landmark alteration approval and all applicable federal, state, and local codes, and must clear all identified violations on the property.
10. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
11. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
12. 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.
13. Interior expansion of the legally existing non-conforming dwelling unit at the rear of the site (220B) is contingent of approval of the applicable Minor Use Permit.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 7th day of May, 2008, by the following vote:

AYES: (5) Barron-Thomas, Flock, Garrett, Henrikson, Much
 NOES: (0)
 ABSTAIN: (1) Jessen
 ABSENT: (1) Trevino

APPROVED: 
 Dan Flock, Chairman

ATTEST: 
 Heather Hines, Secretary