

RESOLUTION NUMBER 248

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE HAMILTON REMODEL FOR ALTERATIONS TO THE FRONT FAÇADE OF THE EXISTING HOUSE LOCATED AT 723 PINE STREET IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 009-272-035, FILE NUMBER LMA 08-017

WHEREAS, on June 18, 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 front façade are compatible with adjacent or nearby preservation district structures in that the front setback, orientation to the street, and design is in keeping with the character of the Burbank Gardens Preservation District.

The proposed colors, textures, materials, fenestration, decorative features and details are compatible with adjacent structures in the Burbank Gardens Preservation District.

The existing single-family house is considered non-contributing within the Burbank Gardens Preservation District. Proposed alterations to the existing house include reorienting the front porch to the street, reducing the front setback, and adding articulation to the front façade are all aspects that will compliment and enhance the development pattern of Pine Street and the larger 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 the alterations to the non-contributing house are compatible with the surrounding neighborhood and will not overwhelm or detract from the surrounding resources.

The project is consistent with the City's Processing Review Procedures for Owner's of Historic Properties, including guidelines for non-contributing buildings and fences in that the proposed alterations are compatible with the surrounding neighborhood in the Burbank Gardens Preservation District and maintain the character of the streetscape.

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.

The proposed arbor at the front walkway to the property will not create a safety hazard to pedestrians or vehicular traffic and is compatible with the design and appearance of the new trellis and other similar features in the neighborhood. The arbor is a planned architectural feature that will not dominate or overwhelm the adjacent properties and the orientation and location of the arbor is in proper relation to the site and surrounding neighborhood.

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 April 18, 2008, and with the following revisions:
  1. Elimination of diagonal bracing on porch
  2. Elimination of top detailing on porch
  3. A painted trellis
  4. Square 2 x 2 porch railing
  5. Matching style on two front windows
  6. Bottom edge of the new living room window is at least 2 feet above the interior floor
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. The front yard picket fence shall be constructed of wood. The height of the support posts shall not exceed 36 inches above grade and the recommended height of the pickets is 30 inches. The fence shall be painted to be compatible with the front trellis. The structural members of the fence shall be turned in to face the property and the finished side shall be presented to the street.
6. The arbors shall be designed to compliment the front trellis. The arbors shall be constructed of wood and shall be painted to be compatible with the front trellis. The overall height of the arbors shall maintain a minimum clearance of 6'-8". The front arbor shall be positioned to line up with the front porch entry to the house.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 18<sup>th</sup> day of June, 2008, by the following vote:

AYES: (6) (Barron-Thomas, Flock, Garrett, Henrikson, Jessen, Trevino)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (1) (Much)

APPROVED:   
Dan Flock, Chairman

ATTEST:   
Heather Hines, Secretary