

RESOLUTION NUMBER 245

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE WILSON RESIDENCE TO CONSTRUCT A NEW SINGLE-FAMILY HOUSE LOCATED AT 750 MILL STREET IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR PARCEL NUMBER 009-272-011, FILE NUMBER LMA 08-010

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 new construction is compatible with adjacent or nearby preservation district structures in that the architectural style, massing, siting and setbacks, orientation to the street, and use of the existing detached garage at the rear of the property 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 property is considered non-conforming within the Burbank Gardens Preservation District. The appropriate development of the site will continue the existing pattern of small to medium sized houses that run along both sides of Mill Street. Proposed features such as a front porch, front gable roof, and detached garage are all aspects that will compliment and enhance the development pattern of Mill 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 it maintains the historic accessory structure on the property and all new construction is 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 new construction in that the new construction is compatible with surrounding structures in the Burbank Gardens Preservation District, the new construction maintains the character of the streetscape, and the roof height and design is similar to other buildings in the neighborhood.

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.

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 house and other houses 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 property 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 3 categorical exemption pursuant to Section 15303.

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 March 10, 2008.
2. Final plans shall illustrate the following revisions:
  - a. Fence pickets within the front setback shall not exceed three feet;
  - b. Windows on the front façade shall be three over one grid on the top half of the double hung windows. All other windows shall match in design but can be either three over one grid on the top half or non-divided double hung; and
  - c. The window dormers may remain as shown on approved plans (03-10-08) or may be changed to match each other in design at the discretion of the applicant.
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. 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.
6. Work on the existing garage building is limited to repair, minor replacement of damaged materials, and window replacement. Window replacement shall maintain size and orientation of openings and shall use salvaged wood windows to the extent practicable. Roof replacement shall use in-kind materials and shall not include alteration to the roof pitch or structure. Existing siding shall be repaired with minimal replacement as deemed necessary. Any new garage door shall maintain the existing rolling barn door style and shall be reviewed by Staff prior to issuance of the building permit. If the scope of work on the garage expands beyond repair and maintenance as discussed an additional Landmark Alteration Permit may be required.
7. The front yard picket fence and arbor shall be made of wood.
8. A building permit is required for the proposed single family dwelling and the proposed repairs to the existing garage.
9. Applicant shall contact city Utilities Department (Lynda Power at 543-3955) to have a flow test performed for existing hydrant #5229 at 760 Mill Street. This measurement will provide necessary data to design the residential sprinkler system required for the proposed new dwelling structure. Minimum required Fire Flow is 1500 gpm with 20 psi residual in the main.
10. The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction, including single family dwellings, regardless of

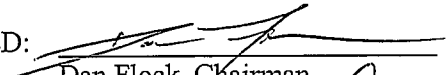
building area. Sprinkler systems for single-family residences typically require 1-1/2" service laterals, 1" water meters and 1" backflow devices.

11. The existing lot was not previously connected to sewer and water. Sewer and water demand, meter and processing fees are due prior to building permit issuance. The current estimate of utility fees for a single family dwelling on this lot is approximately \$16,000.
12. Fire sprinklers are required. The existing 3/4" water service must be upsized to meet fire flow requirements. If the existing water service will not be used the service shall be abandoned at the main per current Design and Construction Standards.
13. Install a double check backflow device on the water service per City Standard 875.
14. An Encroachment Permit is required for all work in the public right of way and on public utilities, including for the water service upsize, backflow device and meter box. Submit Encroachment Permit application to the Public Works Department at 69 Stony Circle, Santa Rosa, 543-3800.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 16<sup>th</sup> day of April, 2008, by the following vote:

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

APPROVED: \_\_\_\_\_

  
Dan Flock, Chairman

ATTEST: \_\_\_\_\_

  
Heather Hines, Secretary

RESOLUTION NUMBER 249

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE BERG RESIDENCE REMODEL ALLOWING EXTERIOR ALTERATIONS TO THE 'DORAN' HOUSE AND DEMOLITION AND RECONSTRUCTION OF THE REAR COTTAGE AND GARAGE LOCATED AT 817 CHERRY STREET IN THE CHERRY STREET PRESERVATION DISTRICT, ASSESSOR PARCEL NUMBER 009-033-010, FILE NUMBER LMA 08-023

WHEREAS, on July 2, 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 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 on one lot, with the rear house oriented toward the alley.

The proposed alterations to the main home maintain the defining characteristics of the 'Doran' house, located at the south end of the parcel in that no alterations to the character defining front façade of the main home are proposed. Furthermore, the demolition and re-construction of un-original additions to the rear of the home, including the replacement of vertical T1-11 siding with horizontal lap siding on the north and west portions of the house, and changes to windows of the main structure, are minimally visible from the public right-of-way and do not negatively impact the historic appearance or character of the 'Doran' House, or threaten the integrity of this contributing structure to the Cherry Street Preservation District.

The alterations to the front house are consistent with the Secretary of the Interior's Standards for Rehabilitation in that they involve the removal of unoriginal materials and features that were detriments to the original design of the property and significantly altered the original window pattern which was a defining feature of the house. These alterations are further consistent with the Secretary of the Interior's Standards for Rehabilitation in that they will reconstruct the demolished portion of the Doran House using materials and a design compatible with the massing, size, scale, and architectural features of the property and its environment.

Based on a Historic Resource Report analyzing the integrity of the cottage structure at the rear of the property, this structure is considered of low integrity of design, materials, and workmanship and is non-contributing to the Cherry Street Preservation District. The proposed demolition of the rear cottage structure will not result in a loss of a contributing structure to the Cherry Street Preservation District and would allow a replacement building, whose design is consistent with the Design Guidelines for new construction, to be located in its place.

The proposed demolition and reconstruction of the rear building is compatible with adjacent or nearby preservation district structures in that the existing massing and orientation of the structure to the alley will be maintained and the design of the new structure is in keeping with the character of the Cherry Street Preservation District. New siding will continue the distinct

horizontal lap siding used on the 'Doran' house on the front end of the property. Alterations to windows are minimally visible from Cherry Street and as conditioned will maintain wood frames and sills to further minimize the impact of the changes in size and orientation of the windows. The inclusion of the garage in the design of the rear structure is in keeping with other structures elsewhere in the district and is not considered to impact the overall preservation district.

The proposed textures, materials, and details on the rear house do not detract from the Cherry Street Preservation District. Those elements considered defining of the front building such as the horizontal lap siding, vertical trim elements, and architectural details will be maintained but simplified in the Second Unit's design as is specified in the City of Santa Rosa "Processing Review Procedures for Owners of Historic Properties."

The project is consistent with the City's Processing Review Procedures for Owner's of Historic Properties in that demolition and re-construction of the non-contributing rear house, is generally compatible with the existing Doran House, and does not negatively impact the overall neighborhood.

The project is consistent with the applicable Planned Development-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. A building permit is required prior to the removal and/or demolition of any building and/or structures, for the construction of the proposed addition, and for the construction of the Second Dwelling Unit.
2. Siding replacement on both the Doran House and the rear Second Dwelling Unit shall match the width and texture of the horizontal wood siding currently used on the Doran House.
3. All windows proposed for replacement in both the Doran House and the rear Second Unit, shall be replaced using wood framed windows and sills.
4. Any on-site parking pad shall be the minimum 9 feet by 19 feet, located at the rear of the property, and shall be constructed of a compact, dust free surface, as required by the City of Santa Rosa Zoning Code.
5. The door of the newly constructed garage is required to appear to be a "Carriage Door" style and must include glazing in the design.
6. The rear yard shall be maintained as a landscape area with the exception of the rear porch.
7. For architectural consistency roofing materials for the proposed Second Unit are required to be constructed of materials and colors similar to those on the existing 'Doran House.'

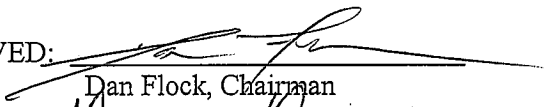
8. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
9. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
10. 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.
11. Approval of the Second Dwelling Unit on the property is subject to recordation of a deed restriction requiring that one of the units on the property be owner occupied, that the size of the Second Dwelling Unit is limited to 700 square feet, and that the Second Dwelling Unit may never be sold separately from the main dwelling unit. Said deed restriction must be recorded with the County Recorder prior to the issuance of a building permit for the Second Dwelling Unit.
12. The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction. The proposed second dwelling unit and its attached garage shall be protected with automatic fire sprinklers. Sprinkler systems for single-family residences (designed and installed per NFPA 13D) typically require 1-1/2" service laterals, 1" water meters and 1" backflow devices.
13. Fire Department does not have current fire flow data for the nearest public fire hydrants to the proposed project. Prior to submitting sprinkler system design plans, applicant shall contact city Utilities Department (Lynda Power at 543-3955) to have a flow test performed for existing hydrant #0117 at 515 Beaver Street, or existing hydrant #2123 at 536 Orchard Street. Minimum required Fire Flow for any fire hydrant is 1500 gpm with 20 psi residual in the main.
14. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. See SRFD Information Bulletin 015 for details.
15. Sewer and water demand, processing and meter fees shall be paid for the second dwelling unit prior to issuance of the building permit. Each unit (the single family dwelling and the second dwelling unit) must be separately metered.
16. Residential fire sprinklers will be required in the new second dwelling unit and may be required in the addition to the single family dwelling. The water lateral and meters must be sized to meet fire flow requirements and a double check backflow device per City Standard 875 must be installed directly behind all water meters serving automatic fire sprinkler systems. Fire flow calculations shall be submitted prior to issuance of the Encroachment Permit. The hydraulic calculations for laterals serving private fire systems must be based on the required fire flow or the fire sprinkler demand, whichever is greater, combined with peak domestic and irrigation flows. The maximum velocity in the water service lateral from the main to the meter is 15 feet per second.

17. If the existing lateral is not sufficient to provide adequate fire flow, a new water lateral must be installed and the existing lateral must be abandoned at the main per current Design and Construction Standards.
18. An Encroachment Permit is required prior to issuance of the building permit. Contact Public Works at 543-3800, located at 69 Stony Circle as soon as possible to begin application processing. Submit civil plans showing all work in the public right of way, or in public easements, including all work on public utilities, including the required meter split and double check backflow devices.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 2<sup>nd</sup> day of July, 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