

RESOLUTION NUMBER 255

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR EXTERIOR MODIFICATIONS TO AND AROUND THE DE TURK ROUND BARN LOCATED AT 819 DONAHUE STREET IN THE WEST END PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-144-020, FILE NUMBER LMA 08-045

WHEREAS, on November 5, 2008 and January 7, 2009 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 are consistent with the original architectural style and details of the building in there are no changes to the unique form of the round barn, existing materials are maintained or replaced in kind, the new double hinged barn doors maintain the characteristic east/west axis and continue the simplistic aesthetic of the round barn.

The proposed alterations to both the barn and the park are compatible with adjacent or nearby preservation district structures in that they maintain the existing park, including the prominent round barn, and the proposed changes to the park will further enhance the De Turk Round Barn while still maintaining the usability of the park for the neighborhood.

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 alterations utilize materials and details similar with the existing round barn.

The proposed alterations to the round barn will not destroy or adversely affect any important architectural features in that the unique form and simplistic style are maintained and changes to the barn for the adaptive reuse of the building are sensitive to the historic character.

The project is consistent with the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision) in that the reuse of the round barn requires minimal changes to the defining characteristics of the building, the historic character of the round barn and the openness of the park setting are maintained, and proposed alterations to the round barn do not create a false sense of historical development by adding conjectural features from other buildings.

The project is consistent with the City's Processing Review Procedures for Owner's of Historic Properties, including guidelines for door replacements and handicap access, in that the relocation of the single-hinged door has been sensitively designed to accommodate reuse of the De Turk Round Barn, and the accessible flat work around the round barn has been designed to be simple and unobtrusive.

The project is consistent with the applicable OSR-H Zoning Standards and General Plan policies to preserve Santa Rosa's historic structures and neighborhoods and to encourage adaptive reuse of historic buildings for contemporary uses, 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 December 2, 2008 and including the following revisions:
 - a. Maintain the existing palm tree in its current location;
 - b. Move the fence line of the proposed dog park to maintain 25 feet between the outside edge of the face of the concrete walk and the fence;
 - c. Maintain the existing meter location on the building; and
 - d. Relocate the uprights at grade into the flatwork around the barn.
2. A building permit is required for any work on the Round Barn, including but not limited to the removal or demolition of structures, window/door replacement, alteration, or elimination, changes of use, new foundation, second floor framing system, installation of an elevator, or tenant improvements.
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. Prior to the issuance of a building permit the applicant shall submit photographic documentation to the Department of Community Development of the existing open interior of the De Turk Round Barn. Such photographs shall be comprehensive to capture the open barn interior with a resolution adequate to detail construction techniques including but not limited to the roof framing, and design and dimensions of the existing hayloft at the "mezzanine level".
7. Plans submitted for building permit shall include notes and specifications for patching and repair/replacement of existing horizontal wood siding to be consistent with the historic context of the De Turk Round Barn and to reuse materials where possible.
8. The applicant shall retain any salvageable wood from the barn.
9. The Landmark Alteration Permit approval includes removal of the existing picket fence around the Round Barn and installation of new three foot tall open wire fencing around the relocated dog park at the south end of De Turk Round Barn Park.
10. No new signs are being approved with this permit. A planning sign permit application is required for all signs and Cultural Heritage Board approval is required for all signs within a Preservation District.

11. The Landmark Alteration Permit approval is for exterior alteration and does not include or assume any approval of future use of the De Turk Round Barn. In compliance with the City of Santa Rosa Zoning Code, a conditional use permit may be required for any future use of the round barn.
12. State of California elevator code states requires that all elevator pits be equipped with a drain to prevent any accumulation of water. All such drains shall be protected by a City approved holding tank or approved oil/water separator.
13. For elevators using petroleum hydraulic oil the elevator pit drain shall not be connected to the sanitary sewer, or any storm drain. Each elevator pit drain shall be connected to a holding tank that is not less than 100 gallons per elevator. Holding tanks shall be equipped with a liquid level alarm with audible enunciation or noticeable illuminated indicator at a location where the alarm may be continuously monitored by maintenance personnel.
14. For elevators using vegetable base hydraulic oil the elevator pit drain shall be connected to an oil/water separator minimum size 50 gpm or equivalent to Zurn model Z-1186 size 50/100. Such treated waste shall be discharged to the sanitary sewer by means of duplex ejector pumps.
15. Any onsite cooking shall require the installation of a grease removal device sized by this office and cover the trash enclosure as per City Std. #526.
16. The installation or use of any garbage grinder (disposal) at any kitchen or utility sink is prohibited.
17. Per local ordinance, an automatic fire sprinkler system is required in all structures with a change of use when the new use is more hazardous than the initial use. A sprinkler system designed and installed per NFPA 13 is required in this Assembly Occupancy. The sprinkler system shall be monitored off-site for waterflow and tampering, and an audible and visual Fire Alarm notification system shall be installed throughout the building.
18. A Fixed Extinguishing system is required to protect the Hood and Duct of the Catering Kitchen.
19. Emergency Egress signage, lighting and door hardware shall comply with the requirements of the CA Building Code for Assembly Occupancies.
20. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
21. 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.
22. Traffic control devices and permanent fences or gates limiting vehicle access shall be approved by the Fire Department. Lockable gates limiting vehicle access to commercial facilities shall be equipped with a Fire Department approved locking device or Fire Department approved key system ("Knox" lock or "Knox" keyed lock). Call 543-4351 for assistance in obtaining the required lock or key system.

23. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the on-line reporting program at www.unidocs.org. The Fire Department will review for approval. Materials on site will require a Hazardous Materials Permit to be submitted to the Fire Department for review and approval and require payment of Hazardous Material Management Plan fee.
24. An 8" water lateral is currently serving the property. The design engineer shall submit fire sprinkler calculations or a letter from the fire sprinkler contractor verifying the water service size prior to issuance of the Building 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. If the velocity will exceed 15 feet per second, the existing water service shall be upsized.
25. A dedicated fire line may be required for the project. Utilities Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fire line. If the dedicated fire line is required, provide two copies of the approved onsite plans showing private firelines and private fire hydrant locations to the Utilities Engineering Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
26. Submit irrigation plans in conformance with the Water Efficient Landscape Policy adopted by the Santa Rosa City Council, Resolution No. 21142, December 22, 1992.

Submit a Preliminary Landscape Statement, Certificate of Conformance and Certificate of Completion (Water Efficient Landscape Policy).

On landscape and irrigation plans, include the following table broken out into two sections:

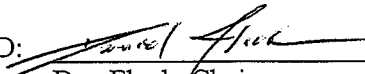
- a. Hydrozone Table: For each irrigation valve list: irrigation method (spray, drip, etc.), plant type (high, moderate, low), GPM, precipitation rate (in/hr), area (ft²), percent of landscaped area and slope.
- b. Summary Hydrozone Table: Total planned square footage of planted areas for high water use plants (i.e. - turf, annuals and container plants); moderate water use plants (i.e. - ornamental trees, shrubs ground covers, and perennials; and low water use plants (i.e. - drought tolerant plants. The planting plan must include specific plant names that fit in each category per the Water Use Classification of Landscape Species (WUCOLS – UC Extension).

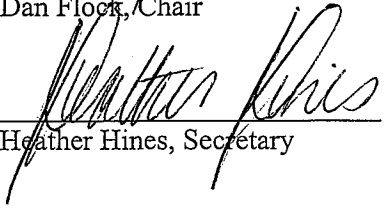
27. On landscape and irrigation plans, include a table with the following: the total planned square footage of planted areas for high water use plants (i.e. - turf, annuals and container plants); moderate water use plants (i.e. - ornamental trees, shrubs ground covers, and perennials primarily irrigated by sprinklers); and low water use plants (i.e. - drought tolerant plants irrigated primarily through drip emitters). The planting plan must include specific plant names that fit in each category.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 7th day of January, 2009, by the following vote:

AYES: (4) Flock, Garrett, Jessen, Much
 NOES: (0)

ABSTAIN: (0)
ABSENT: (1) Barron-Thomas

APPROVED: 
Dan Flock, Chair

ATTEST: 
Heather Hines, Secretary