

CITY OF SANTA ROSA
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 STAFF REPORT FOR CULTURAL HERITAGE BOARD
APRIL 1, 2009

PROJECT NAME

Bedroom and Garage Addition

APPLICANT

Gabriel Meline and Elizabeth Seward

LOCATION

126 Brown Street

PROPERTY OWNER

Gabriel Meline and Elizabeth Seward

ASSESSOR'S PARCEL NUMBER

009-201-012

FILE NUMBER

LMA 09-004

PROJECT SITE ZONING

PD - H

GENERAL PLAN DESIGNATION

Medium Density Residential

APPLICATION DATE

February 12, 2009

APPLICATION COMPLETION DATE

February 12, 2009

PROJECT PLANNER

Heather Hines

RECOMMENDATION

Approval

PROPOSAL

The applicants are requesting approval of a major Landmark Alteration Permit for a bedroom and garage addition to the existing single-family home located at 126 Brown Street in the Burbank Gardens Preservation District.

HISTORY

The house is considered a contributor to the Burbank Gardens Preservation District. The survey work completed in 2005 indicates that the house is a World War II Cottage built around 1946. A copy of the DPR is attached for reference.

PROJECT DESCRIPTION

The applicant is requesting approval of a major Landmark Alteration Permit to convert the existing attached single-car garage into additional living space and construction of a new attached single-car garage on the south side of the existing house.

Exterior alteration to the front façade of the WWII cottage include removal of the existing garage door and replacing with v-rustic siding to match the existing and two salvaged double

hung wood windows to existing windows. A new stoop covering is also proposed over the existing front entry to the house. The existing posts are to remain and a new entry covering is proposed to tie into the existing hipped roof of the building. Composition shingles to match the existing roof are proposed.

The proposed project also includes construction of a new attached single car garage on the south side of the existing building. The proposed garage would measure 19'-6" by 10' with the rear wall of the garage in line with the existing rear wall of the home. The side setback is proposed at 5'-6" and a front setback of 19'-6" is proposed to the front of the new garage. A four panel automatic garage door is proposed, to be painted to match.

The existing concrete driveway is to be removed and replaced with landscaping. A new will be constructed in front of the new attached garage.

The addition will increase the current lot coverage by approximately 195 square-feet to a total of 1,210 square-feet of coverage on the 3,025 square-foot parcel; equal to 40% lot coverage.

ZONING CODE REQUIREMENTS

The property is located in the R-3-PD-H zoning district within the Burbank Gardens Preservation District. Detached single-family residences are not allowed within the R-3 zoning district or within the Medium Density Residential General Plan designation. Therefore, the existing detached single-family house is considered a legal non-conforming structure. Section 20-61.030 states that "addition, enlargement, extension, reconstruction, or structural alteration of a nonconforming structure may be allowed with Conditional Use Permit approval". In projects such as this project when both a Landmark Alteration Permit and Minor Use Permit is required for a relatively minor project the more restrictive criteria and review would be through the Landmark Alteration Permit process and it is not the intent of the Code to require multiple applications for this project. The attached LMA resolution includes standard findings for minor use permit.

The proposed project meets all required setbacks for the R-3-PD-H zoning district.

HISTORIC PRESERVATION REVIEW STANDARDS

Applicable historic review guidelines for the CHB to consider in their discussion:

Processing Review Procedures for Owners of Historic Properties

Additions

Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.

Limit the size and scale of an addition so that it does not visually overpower the original structure.

Locate an addition as inconspicuously as possible, on the rear of least character-defining elevation of the building.

Additions should be designed so that they are differentiated from the historic building. It is not necessary to duplicate exactly the form, material, style, and detail of the historic building so closely that the integrity of the original building is lost or compromised.

Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors.

For the predominant material of the addition, select a historic material, such as wooden siding or stucco, that is compatible with the historic materials of the original building.

Design the roof form to be compatible with the historic building and consistent with historic roof forms in the neighborhoods.

It is recommended that the exterior colors of the addition be compatible with the paint colors of the historic building.

Secretary of the Interior's Standards

General

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

The DPR form for this property identifies the house as a WWII Cottage built in approximately 1946 and a contributor to the Burbank Gardens Preservation District. The significance of the property lies in its relation to the larger context of the Burbank Gardens district and not as an individual building. There was not a clear context statement developed when the Burbank Gardens Preservation District was adopted by the City Council in 2003. Dan Peterson's 1977 survey of District 17: Burbank District included minimal discussion of the overall context of the district.

There are a number of other cottages in the Burbank Gardens District, with names differing from WWII cottage to cottage to post war cottage to modern cottage to WWII infill. The proposed changes to the WWII cottage located at 126 Brown Street appears to be compatible with the overall development pattern seen in the Burbank Garden Preservation District, including modest single-family homes with single car garages at the rear of the property. There are few examples of homes with attached garages on the front of the building, and those that are are generally considered non-contributors to the district.

The use of salvaged double hung wood windows is consistent with existing windows on the front façade of the house and with surrounding houses in the district. The new attached garage is placed to the side and rear of the home, consistent with other homes in the neighborhood, and the materials and roofline are similar to the simplicity of the existing house.

The proposed alterations, including the new garage addition have been designed to be compatible with the scale and massing of the home, located as inconspicuously as possible, and use exterior materials and colors consistent with the existing home. The historic use of the house as a single-family residence is retained and the alterations do not remove or obscure any defining features of the WWII cottage.

The front stoop covering replaces an incompatible alteration with something more compatible with the house.

Staff believes that the applicant has designed the alterations with sensitivity to the modest character of the WWII cottage and the limiting size of the existing parcel. The conversion of the existing garage to habitable floor area results in a minimal enlargement to the existing nonconforming structure but has aesthetic advantages in bringing the existing house into closer conformity with the character of the neighborhood and the Burbank Gardens Preservation District by removing the dominant garage entry and relocated the covered parking to the side and rear of the home.

RECOMMENDATION

The Department of Community Development recommends that the Cultural Heritage Board approve the Landmark Alteration Permit for bedroom and garage addition to the existing single family home as outlined in the attached resolution.

Attachments:

- Locational Map
- Disclosure Form
- Neighborhood Context Map
- DPR Form
- Color photographs of existing front elevation
- Proposed site plan
- Proposed front elevation
- Side view of front stoop covering



N

BEDROOM AND GARAGE ADDITION

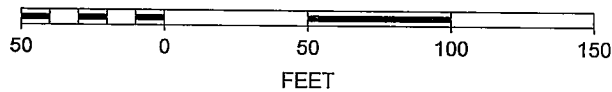
126 Brown Street

LMA 09-004

126 BROWN ST - NEIGHBORHOOD CONTEXT MAP



SCALE 1 : 805



ALL SINGLE-FAMILY UNITS



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D1- Contributor to a district that is listed or designated locally

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 1

*Resource Name or #: 126 Brown St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 126 Brown Street

City: Santa Rosa

Zip: 95404

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN 009-201-012-000 BURBANK GARDENS DISTRICT

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

WWII Cottage

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)



*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

Est. 1946

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

Rosie Klein, Santa Rosa Dept. of Community Development

*P9. Date Recorded: 2005

*P10. Survey Type: (Describe)

Windshield survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

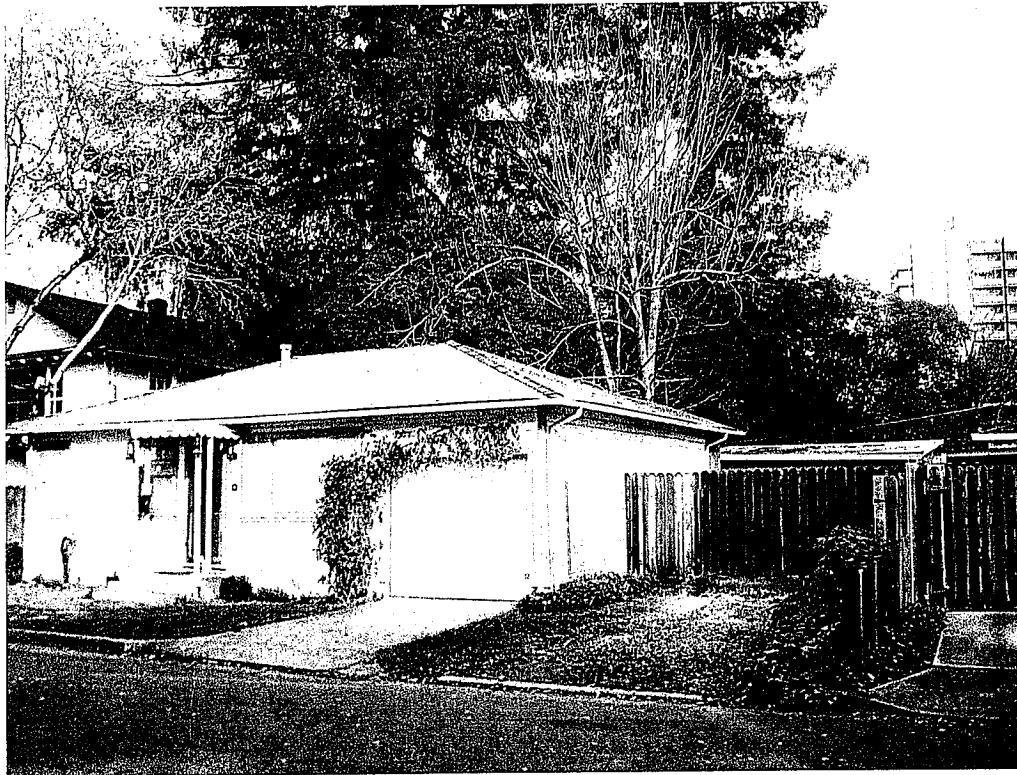
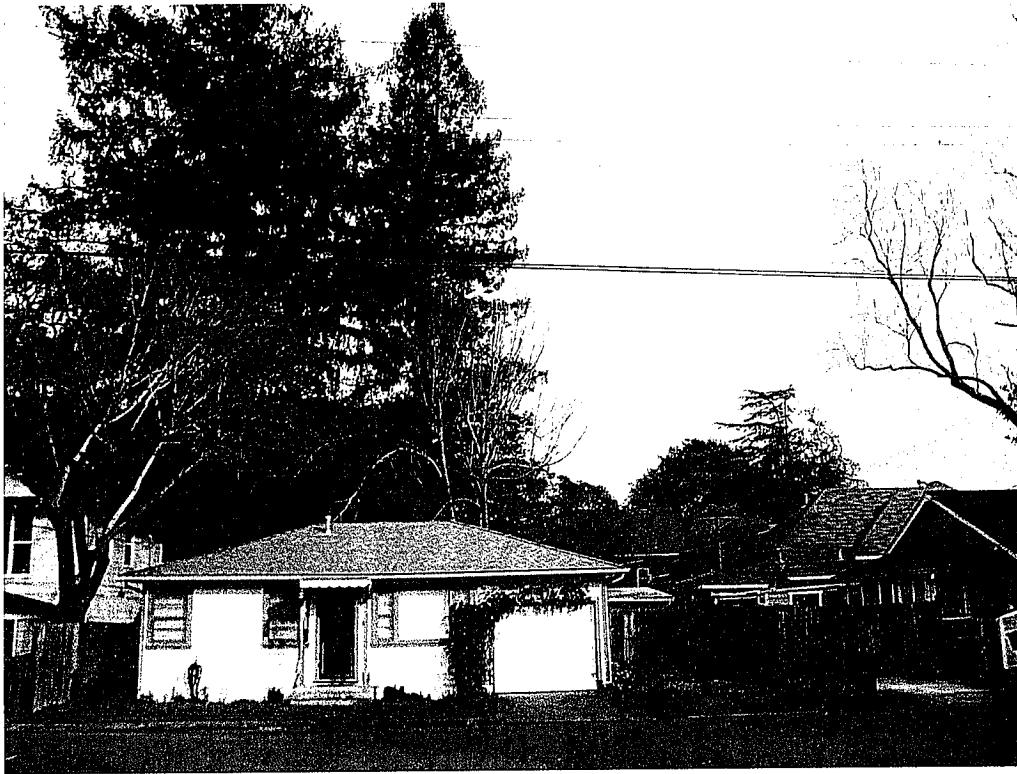
*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

126 BROWN

EXISTING ELEVATION

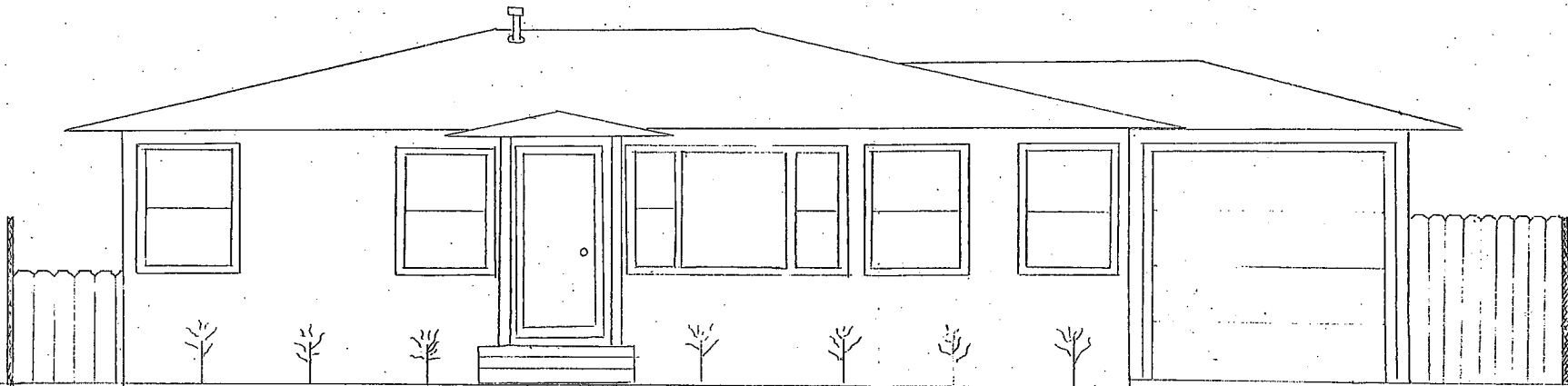


BUILDING ADDITION AT 126 BROWN ST.

NOTES:

SCALE 1 : 48

- V-RUSTIC SIDING TO MATCH
- DOUBLE-HUNG WINDOWS TO MATCH
- COMPOSITION SHINGLES TO MATCH
- PAINT TO MATCH
- EXISTING DRIVEWAY TO BE REMOVED
- NEW DRIVEWAY TO BE ADDED
- GABLE ABOVE PORCH TO REPLACE POOR, INWARD-LEANING FLAT COVERING



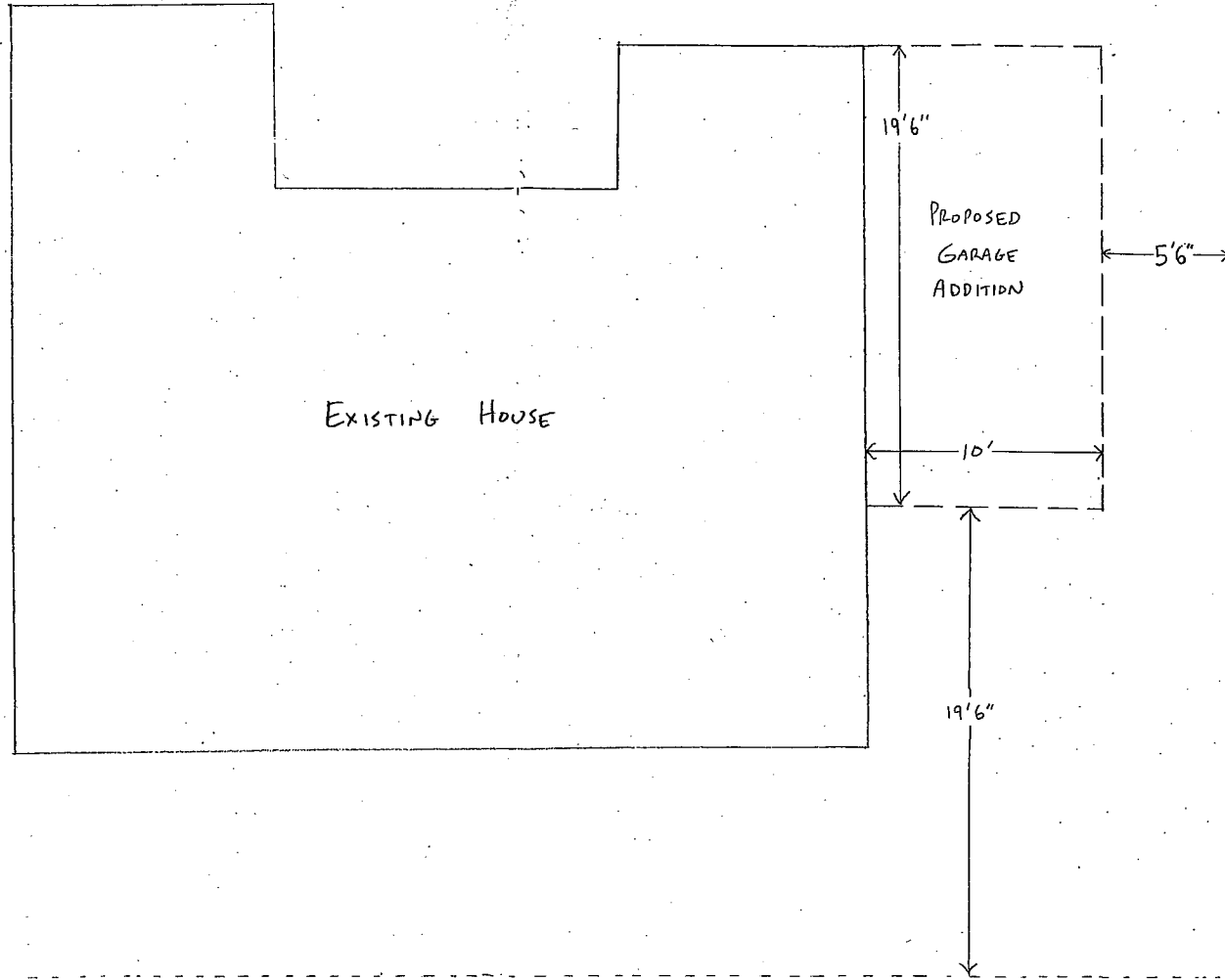
BUILDING ADDITION
AT 126 BROWN ST.

LOT BOUNDARY

ULTIMATE WIDTH OF
BROWN ST.

PROPOSED ADDITION

SCALE 1:60



LOT COVERAGE

LOT SIZE: 50' x 60.5'
3,025 SQ. FT.

CURRENT LOT COVERAGE
1,015 SQ. FT.

ADDITION: 10' x 19.5'
195 SQ. FT.

PROPOSED LOT COVERAGE
1,210 SQ. FT.

$1,210 \div 3,025 = .40$
40% EXACTLY

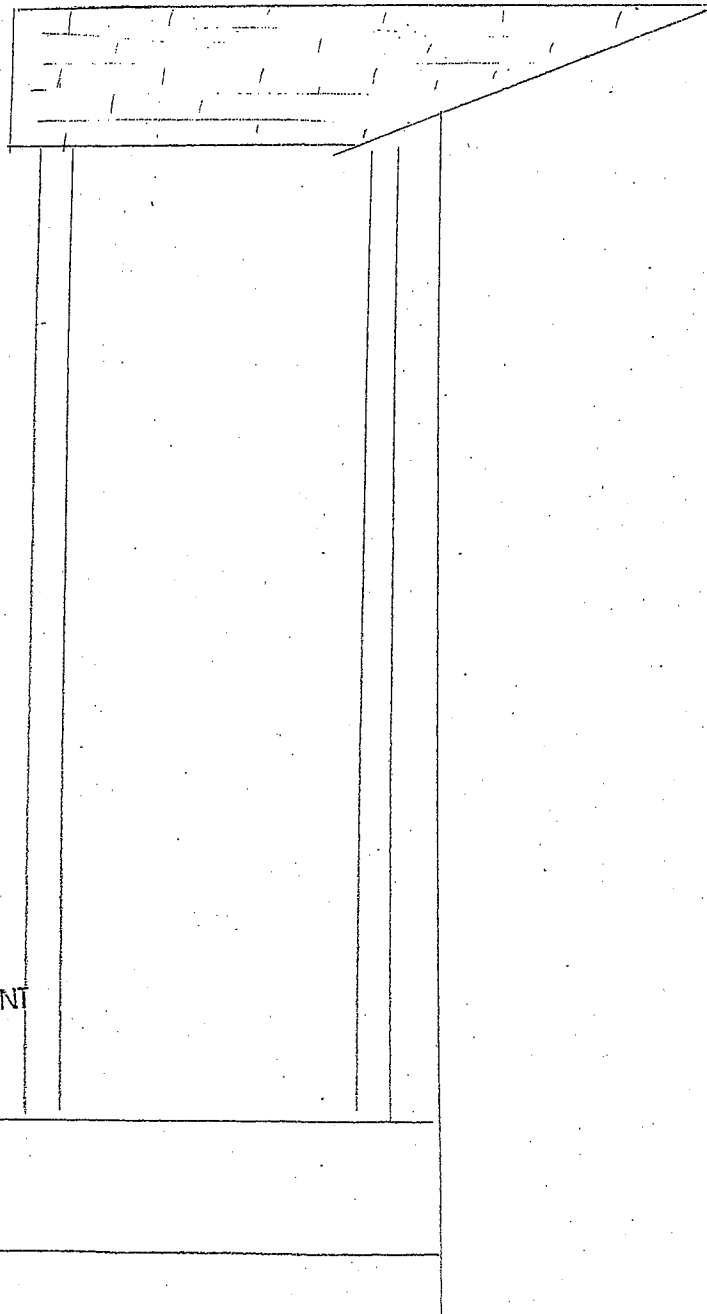
BROWN ST.

PORCH COVERING - SIDE VIEW:

- COMPOSITION SHINGLES
- GABLE TIED INTO EXISTING ROOF
- RETAINS EXISTING COLUMNS

OTHER NOTES:

- FOUR-PANEL AUTOMATIC GARAGE DOOR
PAINTED TO MATCH
- SALVAGED WOODEN DOUBLE-HUNG
WINDOWS TO MATCH



CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

MAR 11 2009

DEPARTMENT OF
COMMUNITY DEVELOPMENT