



MEMORANDUM

DATE: April 13, 2009

TO: Chairman Much and members of the Cultural Heritage Board

FROM: Heather Hines, City Planner

SUBJECT: Bedroom and Garage Addition
126 Brown Street
LMA 09-004

On April 1, 2009, the Cultural Heritage Board reviewed a 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. The existing house is a contributor to the Burbank Gardens Preservation District and is identified as a World War II Cottage built around 1946.

The Cultural Heritage Board voiced general support of the proposed project but continued the item to the April 15th agenda and requested addition clarification of project details. The CHB requested that the applicant return with a roof plan clearly illustrating how the roof of the new attached garage would incorporate into the existing hip roof design, more information on the proposed garage door with guidance to choose a simple design without windows and preferably with a solid panel, and incorporating a subtle differentiation between the existing siding on the house and the siding on the proposed garage addition. The Board also discussed at length the options for the covering over the front stoop and balancing the needs of the applicant to improve drainage but to retain the look of the existing metal stoop covering as one of the only defining features of the simple flat front cottage.

The applicant has prepared the attached revisions in response to the feedback provided by the applicant. Due to the limited time frame to revise materials prior to the next meeting, Staff has not reviewed the revision prior to circulation to the Board.

Based on the CHB's support of the scope of the overall project at the April 1st meeting, Staff is also attaching the original resolution for consideration with the proposed revisions.

NOTES FOR 126 BROWN

1. Stoop Covering

Drawings of the front and side view of the proposed stoop covering are enclosed.

There are a few different styles of stoop covering that cottages from the 1940s used for keeping the rain off their front door. They could either have been fitted with:

1. None at all.
2. A flat or slanted covering, which was very easy and cheap
3. A gable covering, which was easy and protruded flatly from the house, or
4. A hip covering, which was a little more complex yet blended in to the pitch of the main roof.

Even as early as 1938, buildings classified as WWII cottages had hip-roof stoop coverings that tied in to the house (exhibit: Eugene Cottage). As late as 1958, cottages in Santa Rosa were built with hip-roof coverings tied into the roof (exhibit: 421 Virginia Ct.).

We believe that a hip-roof stoop covering tied into the existing roof would be the best renovation for the poor design of the flat roof covering at 126 Brown St., and believe that it is not without historical context to homes in the area.

Royal Street, at the north end of Wright Street, is home to several small WWII-era cottages. 1035 Royal St., built in 1939, features a hip roof (exhibit: 1035 Royal St.) over the stoop. You'll see the hip-roof covering is lower than the existing roof. Note that it has its own gutter and downspout.

The search continued for a 1940s cottage with a tied-in hip roof covering. We found not one but two of them, each a half mile away from 126 Brown St., which have tied-in hip-roof stoop coverings. Both homes were built in 1946, the exact year of 126 Brown St. (Exhibit: 941 and 933 Georgia St.). This shows that tied-in hip-roof stoop coverings were not unheard of in our area of Santa Rosa for the year 126 Brown was built.

Also, at houses on Pine St., built in 1923, and Clark St., built in 1941 (exhibit: 659 Pine St. and 1067 Clark St.), we found tied-in hip-roof coverings over the door and a small area of porch which share a gutter line with the existing house.

As another matter of preservation, we propose retaining the scalloping underneath the stoop covering. The Magowan Dr. / Midway Dr. area just west of Montgomery Village in Santa Rosa consists of many small, two-bedroom houses built between 1947-1949. Unlike 126 Brown St., they have protruding, gabled living rooms, small porches and sideways doors. Notable, though, were two or three houses in the area with scalloping on the covering above the front doors (exhibit: 2020 Midway Dr.). Scalloping could be retained at 126 Brown St. to maintain this style.

2. Garage Door

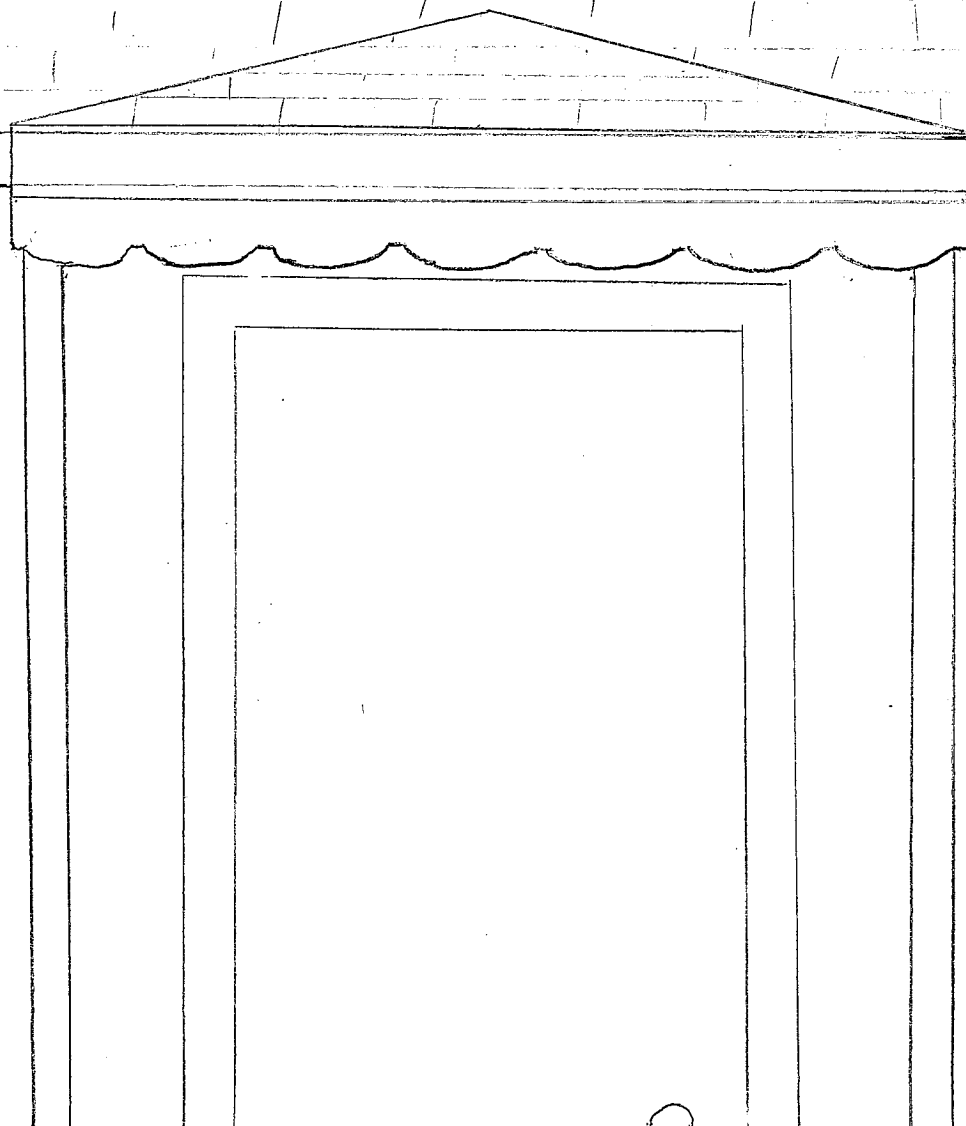
A photo of the proposed style of garage door is enclosed. This particular door is near the corner of Charles and Hendley Streets in the Burbank Gardens area, two blocks from 126 Brown. Garage door would be automated and painted to match.

3. Roof Plan

A drawing of the proposed roof plan is enclosed. No interruption to the existing roof line shall be visible from the street. The pitch and hip of the existing roof will be built to match.

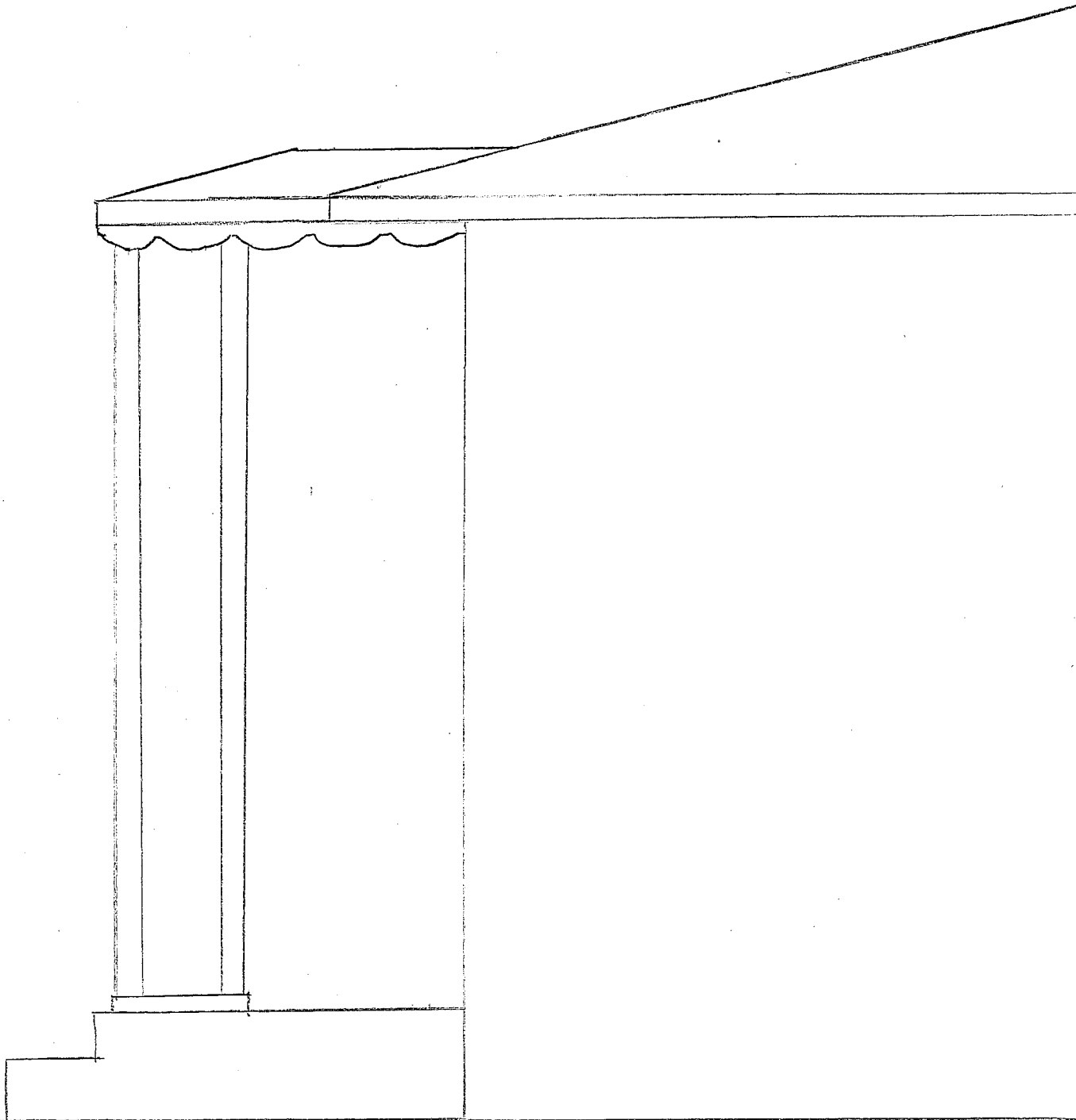
STOOP COVERING

FRONT VIEW



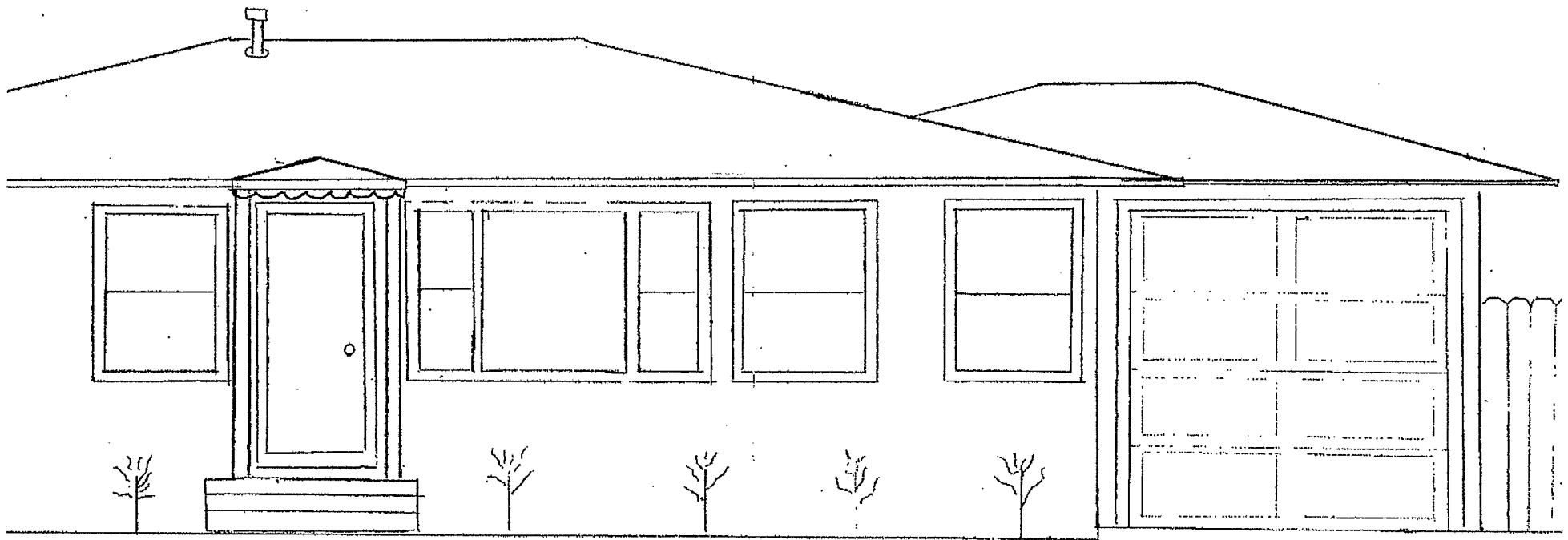
STOOP COVERING - SIDE VIEW (UPDATED)

- SCALLOPING RETAINED
- MATCHING COMPOSITION SHINGLES
- EVEN WITH GUTTER LINE
- MATCHES PITCH AND HIP OF ROOF
- EXISTING POSTS



126 BROWN

FRONT ELEVATION (UPDATED)



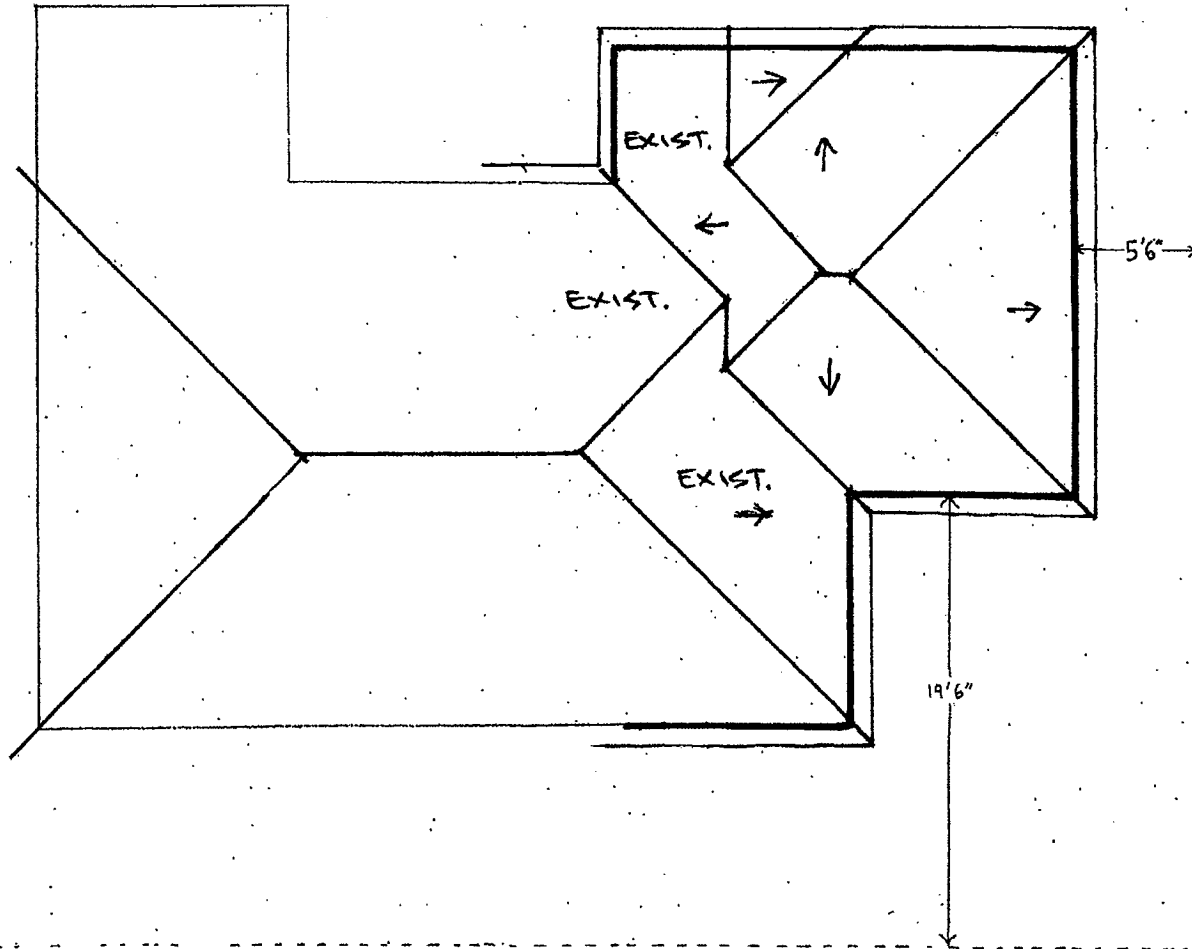
BUILDING ADDITION
AT 126 BROWN ST.

LOT BOUNDARY

ULTIMATE WIDTH OF
BROWN ST.

PROPOSED ADDITION

SCALE 1:60



LOT COVERAGE

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

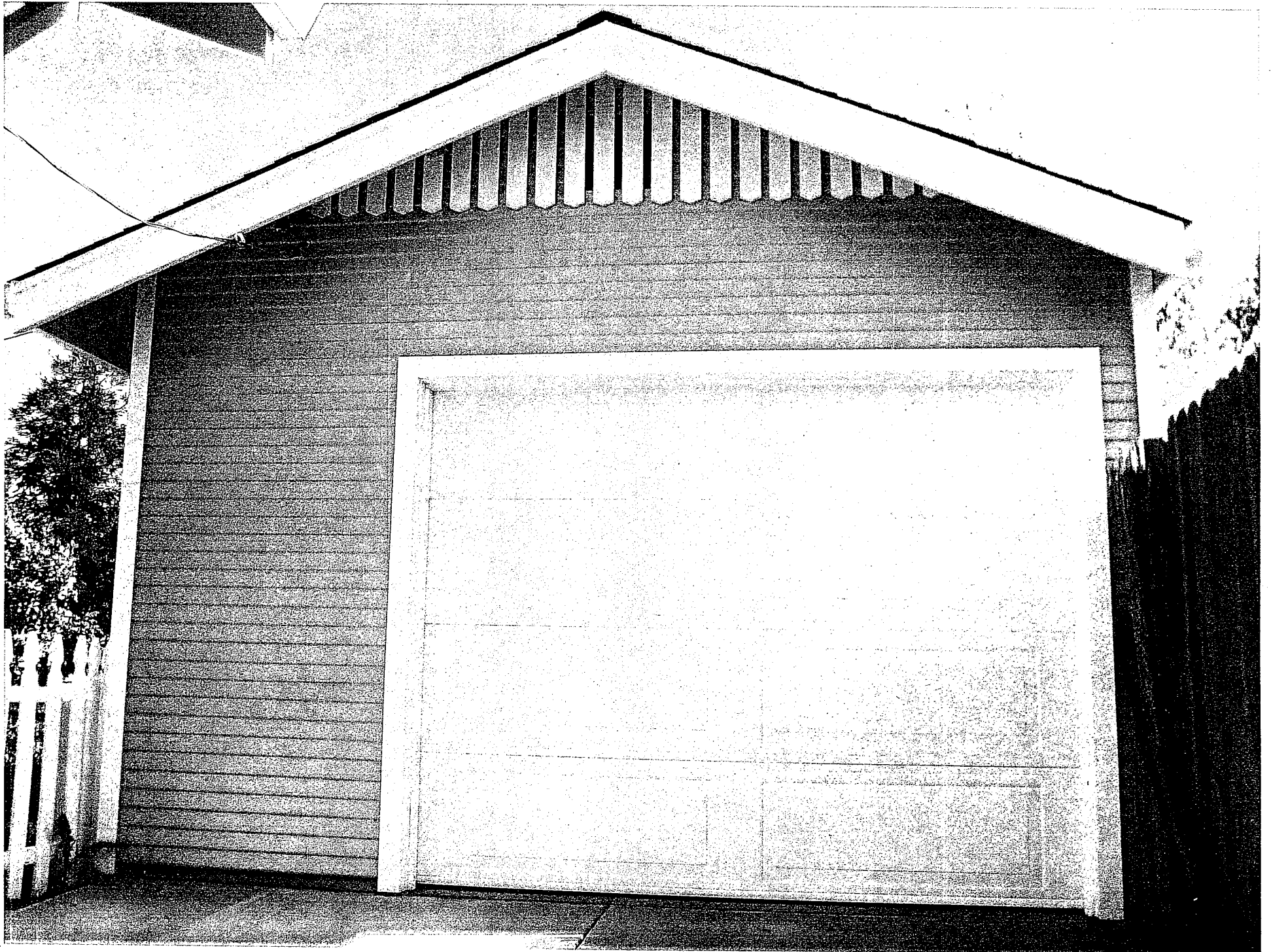
CURRENT LOT COVERAGE
1,015 SQ. FT.

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.



PROPOSED STYLE OF GARAGE DOOR

941 Georgia St.



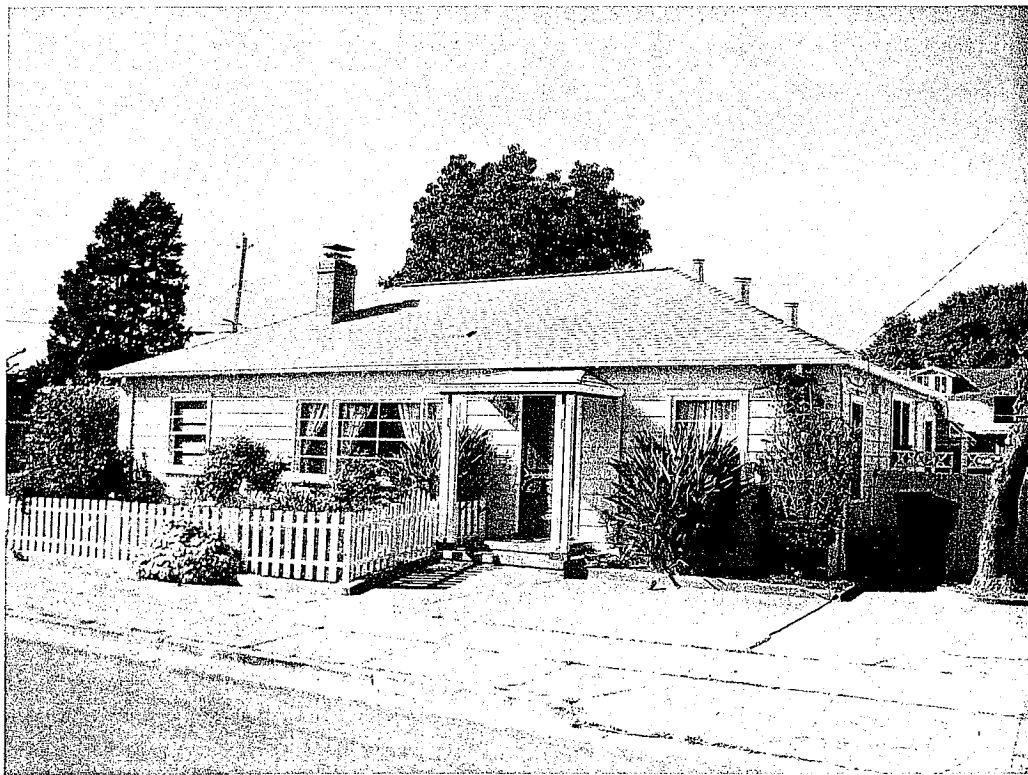
933 Georgia St.



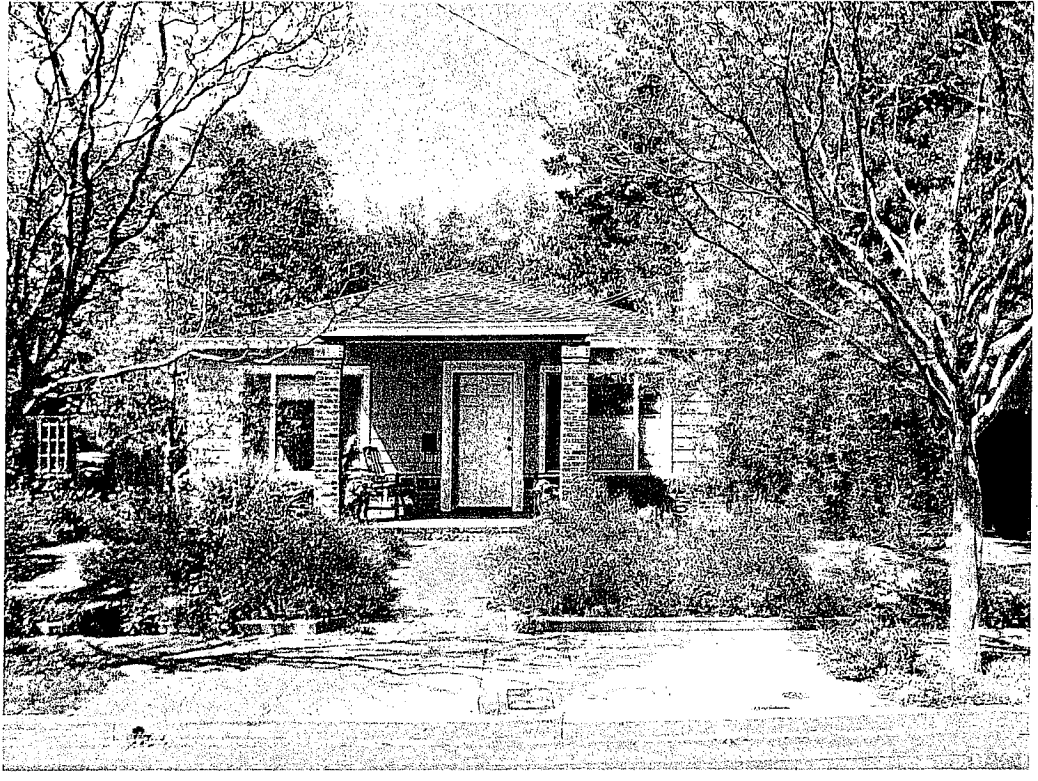
421 Virginia Ct.



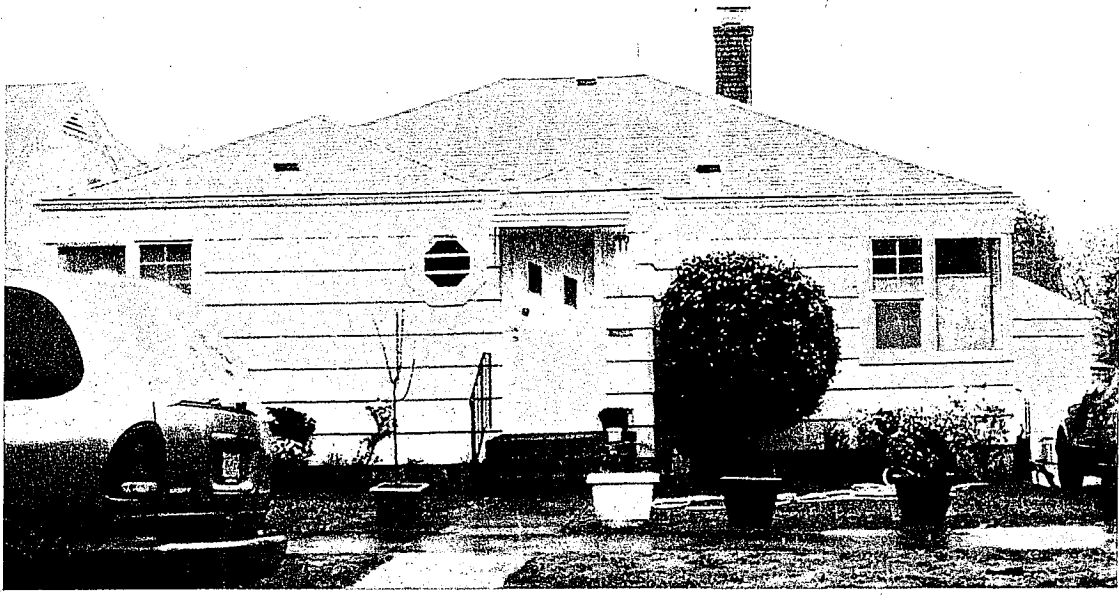
1039 Royal St.



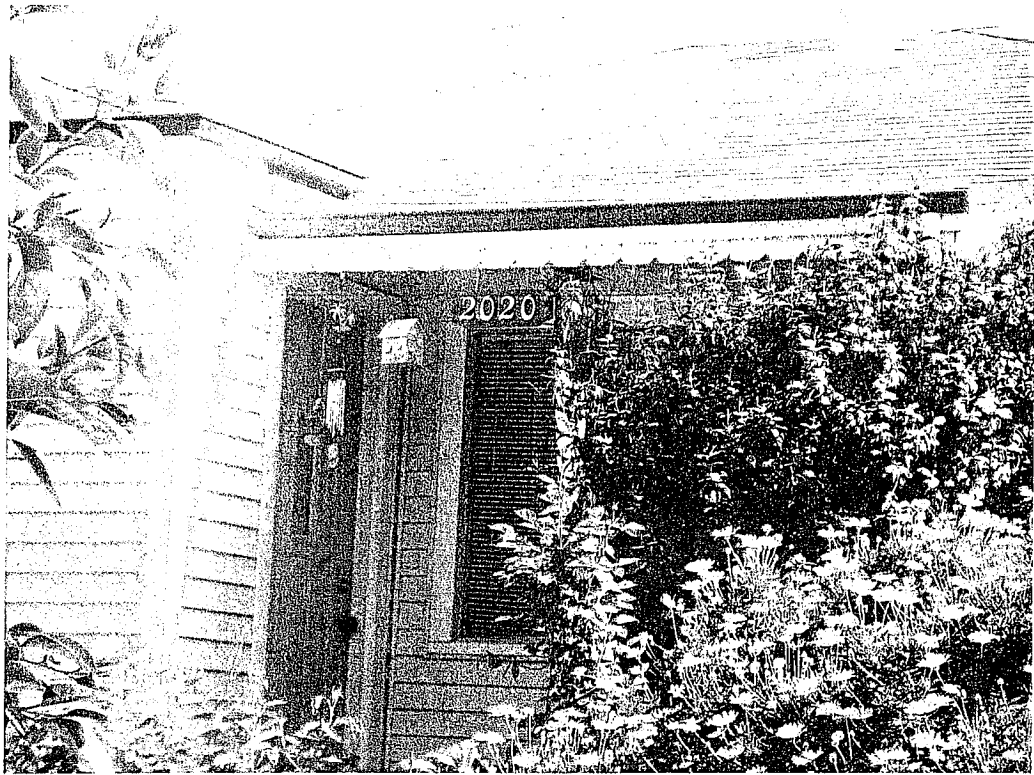
1067 Clark St.



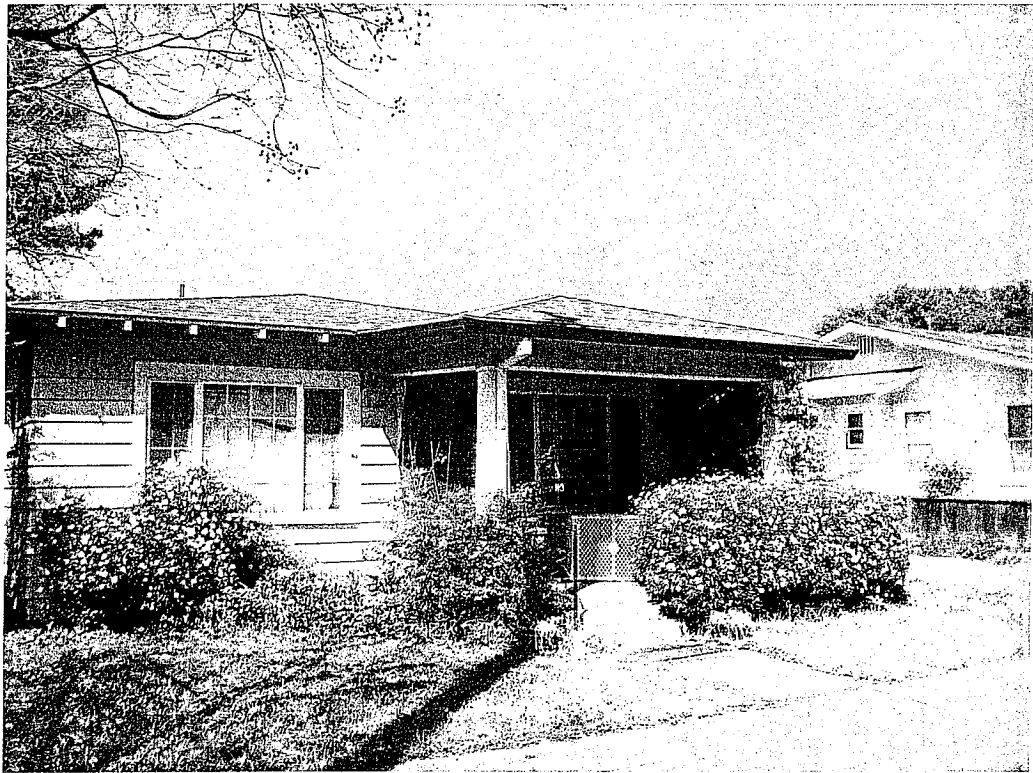
Eugene Cottage



2020 Midway Dr.

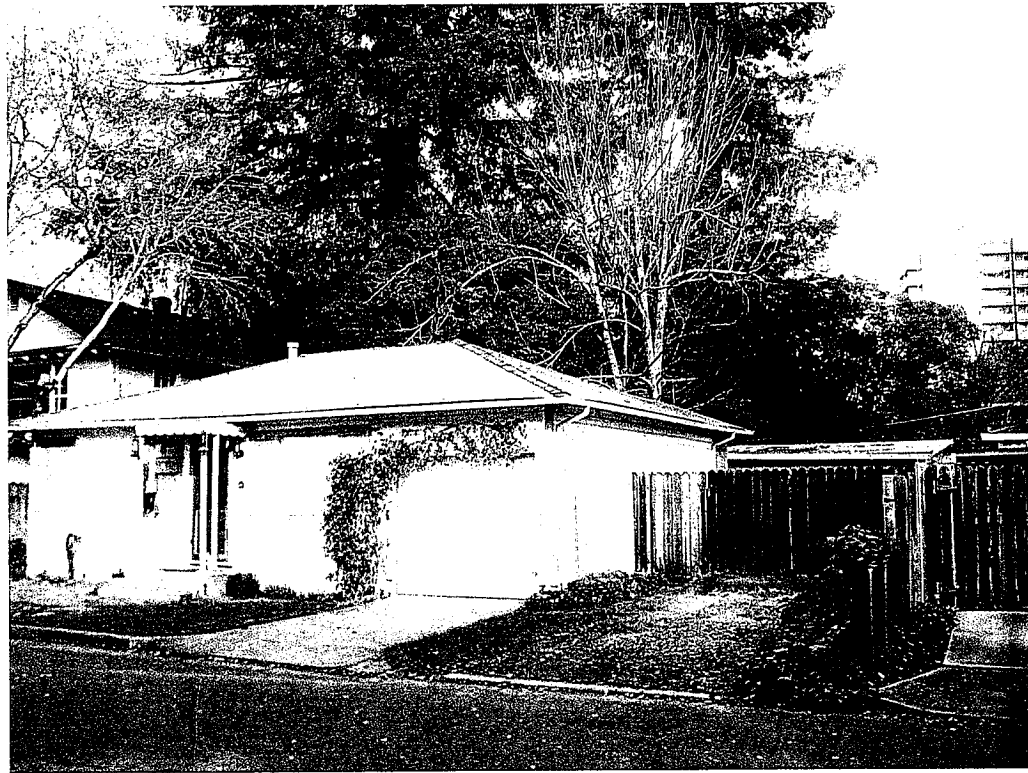
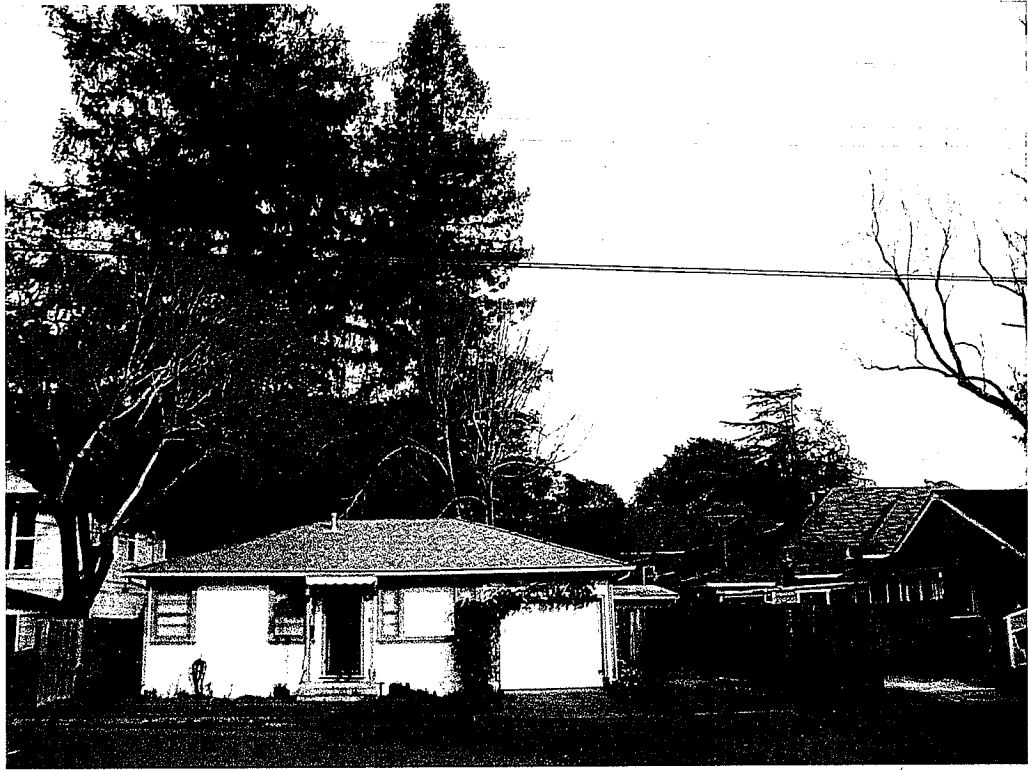


659 Pine St.



126 BROWN

EXISTING ELEVATION



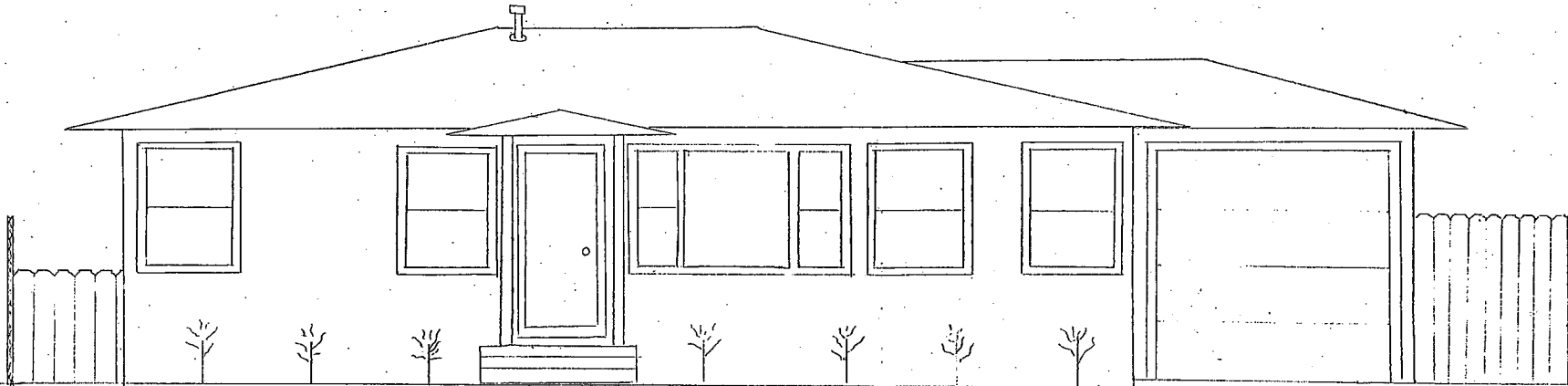
BUILDING ADDITION AT 126 BROWN ST.

Original Submission

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



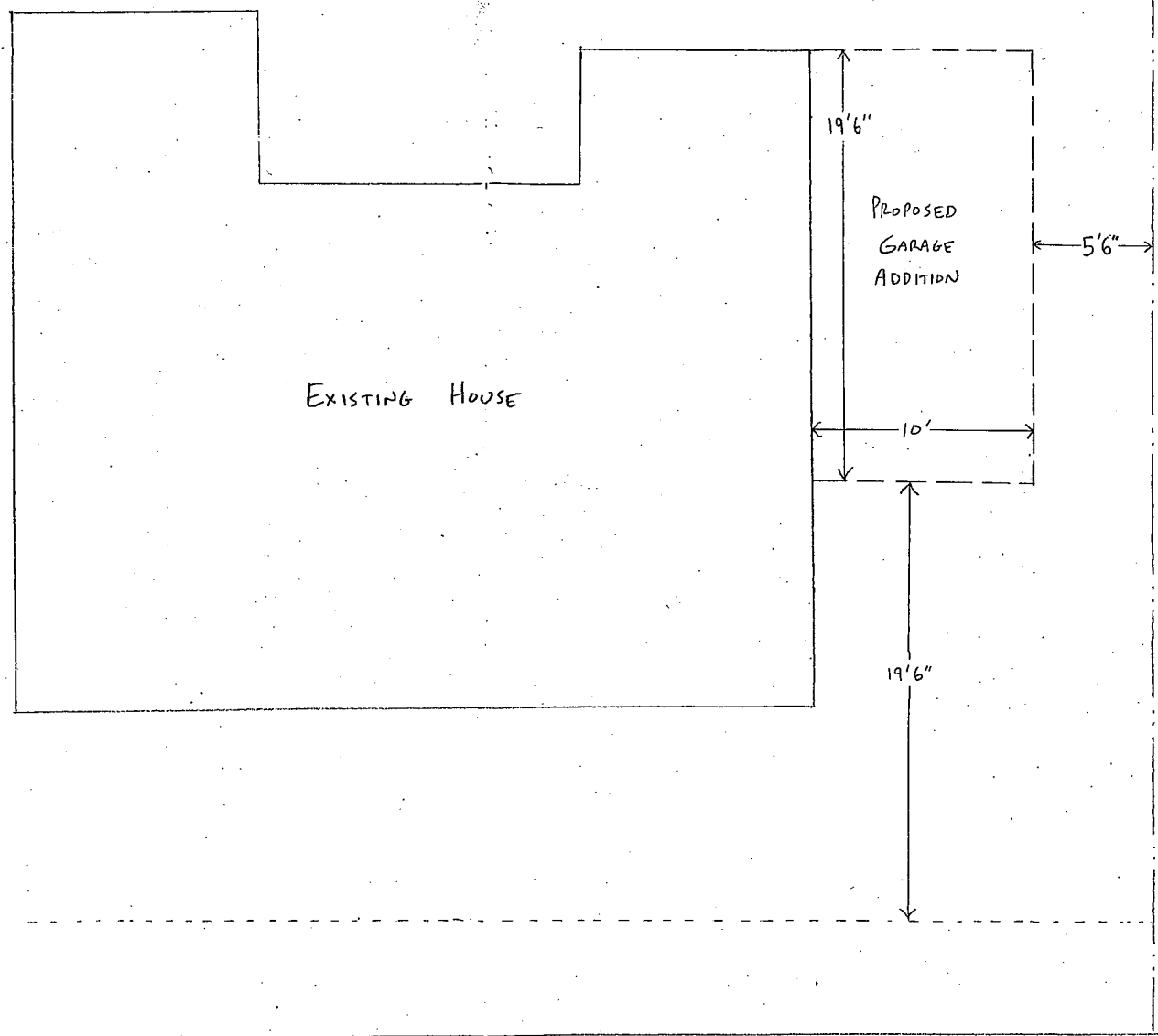
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