

CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT FOR CULTURAL HERITAGE BOARD
APRIL 15, 2009

PROJECT NAME

Schwartz-Gappi Residence

APPLICANT

Mike Schwartz

LOCATION

225 Hendley Street

PROPERTY OWNER

Mike Schwartz

ASSESSOR'S PARCEL NUMBER

009-251-015

FILE NUMBER

CLMA 09-008

PROJECT SITE ZONING

PD-H (Burbank Gardens)

GENERAL PLAN DESIGNATION

Low Density Residential

APPLICATION DATE

March 23, 2009

APPLICATION COMPLETION DATE

March 23, 2009

PROJECT PLANNER

Heather Hines

RECOMMENDATION

Provide feedback on concept LMA

PROPOSAL

The applicant is requesting feedback from the Cultural Heritage Board on exterior remodel and repair of the front of the single-family home located at 225 Hendley Street in the Burbank Gardens Preservation District.

SUMMARY

On April 1, 2009 the Cultural Heritage Board reviewed a larger scope of exterior repairs and modifications to the existing single family home located at 225 Hendley Street. The CHB indicated support for all proposed changes with the exception of the door and window size and configuration on the front of the house.

Feedback from the CHB indicated a preference to maintain the existing symmetry of the door and windows on the front façade and the need to increase the amount and location of glazing on the enclosed porch to maintain visual evidence of the historic configuration of the house. This comment encompassed the size and configuration on the front (east) façade as well as the pair of windows on the north and south corners of the enclosed porch.

The applicant has revised plans to reintroduce the pair of windows at the north corner of the

enclosed porch, reintroduce a symmetrical arrangement of the front door with windows on both sides, and an increase in the size of the windows on the front (east) façade to provide additional glazing and differentiation from the other windows.

The applicant is seeking input from the CHB on the proposed changes to the front façade.

HISTORIC PRESERVATION REVIEW STANDARDS

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

Processing Review Procedures for Owners of Historic Properties

Replacement Windows and Doors

Replacement windows and doors should retain the same configuration and details as the originals.

All replacement windows should have either true divided lights, or molded exterior muntins, if appropriate. Flat or interior false muntins are not in keeping with the character of most older structures. Muntin design should reflect the original window configuration. False muntin bars, if used, should be applied to the exterior of the new windows.

Ideally, window and door openings should not be reduced or enlarged in size. Alterations to window and door openings should remain in proper proportion to the overall design of the building.

Sensitively designed exceptions to these guidelines will be considered by the Cultural Heritage Board when such proposals are conceived to accommodate the adaptive reuse of older buildings.

Secretary of the Interior's Standards for Rehabilitation

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 alteration 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.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of distinctive features, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

RECOMMENDATION

Staff recommends that the CHB provide feedback to the applicant on the conceptual project.

Attachments:

- Conceptual plan set

















