

RESOLUTION NUMBER 257

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING 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, ASSESSOR PARCEL NUMBER 009-201-012, FILE NUMBER LMA 09-004

WHEREAS, on April 1, 2009 and April 15, 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 exterior alterations maintain the modest and simple architectural style of the WWII cottage. No significant changes to the style or details of the existing house are proposed with the exception of removing the garage entry from the front façade and constructed a new attached single car garage toward the rear of the side elevation. This change brings the property into closer conformity with the general development pattern of the neighborhood and the Burbank Gardens Preservation District. Modifications to the front stoop covering are consistent with the original architectural character and maintain the unique scallop edging.

The proposed exterior alterations and the relocation of the garage to the rear of the side elevation bring the property into closer conformity with the general development pattern of the neighborhood and the Burbank Gardens Preservation District. Although the alterations result in a minor increase to interior habitable floor area of the non-conforming structure it does not exacerbate the non-conformity as a detached single-family structure and maintains the historic integrity of the individual property as well as the historic integrity of the larger Burbank Gardens Preservation District. Modifications to the front stoop covering are consistent with the original architectural character of the WWII cottage and therefore maintain the contributing status of the existing home within the context of the surrounding preservation district.

The proposed alterations use colors, textures, and materials to match the existing house, including the use of salvaged double hung wood windows on the front façade.

The proposed exterior modifications will not destroy or adversely affect any important architectural features of the WWII cottage. The modest and simple house will be maintained and alterations will enhance the Burbank Gardens Preservation District.

The proposed project is consistent with applicable standards from the Secretary of the Interiors Standards for Rehabilitation in that the historic character of the single-family home is retained and preserved, the proposed exterior alterations are consistent with the original material in design, texture, and visual character, and proposed changes do not destroy character defining features of the building.

The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that the new addition is compatible with the modest size and scale of the home, is located to the rear of the side elevation, uses compatible materials and rooflines, and does not remove or obscure any character defining features of the WWII cottage.

There is no change in the use of the site as a single-family home which is allowed within the R-3-PD-H (downtown historic residential) zoning district and complies with all applicable provisions of this Zoning Code and the City Code.

The existing single-family detached structure on the property is a legally existing non-conforming structure in the R-3 zoning district and underlying General Plan designation of Medium Density Residential. No change to the use or intensification of the use is proposed. The structural alteration of the existing single-family detached structure secures aesthetic advantages for the Burbank Gardens Preservation District by bringing the house and garage layout into closer conformity to surrounding structures. The project is consistent with General Plan policies to preserve Santa Rosa's historic structures and neighborhoods.

The design, location, size, and operating characteristics of the addition or internal conversion would be compatible with the existing and future land uses in the vicinity.

The site is physically suitable for the addition, internal conversion, and associated use of the structure as a single-family residential use of the property. Existing access and utilities would be maintained.

Granting the Landmark Alteration Permit for the bedroom and garage addition would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

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:

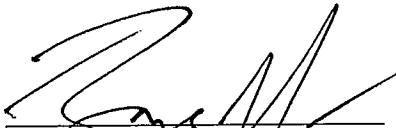
1. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated February 12, 2009 and revisions dated April 13, 2009.
2. All applicable building code requirements must be met for the conversion of the existing garage to a bedroom, including but not limited to ceiling height and moisture intrusion.
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. All exterior materials on the reconstructed garage shall match existing main home, with the exception of slight differentiation in the wood siding to visually identify the new addition from the historic building.
6. The new windows on the front façade shall be salvaged double hung wood windows or an acceptable substitute as determined by the Director.

7. The curb cut for the existing garage is to be removed and replaced with new curb and gutter.
8. The existing driveway is to be removed and replaced with landscaping.
9. A new City standard 250B driveway curb cut is required for the new garage location.
10. The new garage is to be setback 26 feet from the face of curb and at least 19 feet from the front property line or back of sidewalk, whichever is more restrictive.
11. All work in the public right-of-way shall require an encroachment permit from Public Works to be issued prior to doing any work in the street and obtaining a building permit for the garage.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 15th day of April, 2009, by the following vote:

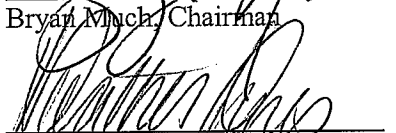
AYES: (5) DeBacker, Garrett, Much, Nieto
NOES: (0)
ABSTAIN: (2) Flock, Stoural
ABSENT: (1) Jessen

APPROVED:



Bryan Much, Chairman

ATTEST:



Heather Hines, Secretary