

CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT FOR CULTURAL HERITAGE BOARD
MAY 6, 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

LMA 09-010

PROJECT SITE ZONING

PD-H (Burbank Gardens)

GENERAL PLAN DESIGNATION

Low Density Residential

APPLICATION DATE

April 20, 2009

APPLICATION COMPLETION DATE

April 20, 2009

PROJECT PLANNER

Heather Hines

RECOMMENDATION

Denial

PROPOSAL

Major Landmark Alteration Permit for an exterior remodel and repair of the single-family home located at 225 Hendley Street in the Burbank Gardens Preservation District.

SUMMARY

The requested Landmark Alteration Permit involves exterior alterations to the south (street-side) and east (front) elevations of the existing home, including new windows and doors with modifications to size and location. Conceptual plans were reviewed by the Cultural Heritage Board at two concept reviews with the Board primarily focused on retaining sufficient visual cues of the historic porch which had previously been enclosed. Staff is unable to make required findings for approval of the Landmark Alteration based on the proposed reduction in glazing on the front façade and recreation of the historic front of the house onto the front wall of the enclosed porch and therefore losing the representation of the original front porch which is a character defining feature of the Craftsman home.

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 Craftsman, built around 1920. A copy of the DPR is attached for reference.

The house was damaged by a vehicle in 2008.

PROJECT DESCRIPTION

The scope of the project includes repair and replacement of the existing three foot tall picket fence and gate as necessary along the front property line, demolition of the abandoned masonry chimney and use of the historic brick for construction of a new chimney on the south side of the house. Additional alterations to the south elevation include relocation of the side door, construction of a new landing, and installation of new windows with some changes to existing openings.

Proposed alterations to the front (east) façade include installation of a new front door and new double hung windows. New windows (3046) on the front façade would frame the front entry door and modify the size of existing glazing. Construction of a new front landing is also proposed.

All windows are to be double hung wood (Andersen 400 series) with trim to match the existing. All new windows, with the exception of the two windows on the east elevation are to be 26 inches by 46 inches. Windows on the east elevation are proposed to be 30 inches by 46 inches.

All siding replacement will match existing. The project also includes replacing the cracked foundation.

ZONING CODE REQUIREMENTS

The parcel is zoned R-2-PD-H and is within the Burbank Gardens Preservation District.

The project does not add new construction to the parcel nor alter the existing use of the parcel as a single family dwelling unit. The project meets all applicable zoning code requirements.

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.

Porches

To be successful, a porch enclosure must preserve essential design elements of the house and must be reversible.

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.

Enclosing porches should not be done in a manner that results in a diminution or loss of historic character by using solid materials such as wood, stucco, or masonry.

ANALYSIS

Proposed alterations to the south elevation use materials sensitive to the historic building. The proposed change in location of the side door is relatively minor and involves a secondary access as opposed to the main entry on the front façade. Additionally, the new wood window proposed are compatible with the design of windows historically found on a Craftsman home of this era and will compliment the building.

Staff's primary concern is focused on the east (front) façade of the home. More specifically, Staff is concerned that the proposed windows on the east façade alter the look of the front façade to a degree that the visual cues of the front porch are lost. The applicant has proposed to recreate the location and size of openings found on the historic front wall of the home onto the front wall of the enclosed porch. Although these proportions are found within the historic fabric of the Craftsman home, recreating this on the front of the enclosed porch eliminates the presence of the historic front porch.

As outlined in the City's Processing Review Guidelines, a porch is one of the main defining features of a house, and it often signifies a building's age and style. This is particularly true of craftsman homes, of which a front porch is ubiquitous. Although the porch of this particular home was previously enclosed, the size and placement of the existing windows, although incompatible in their materials and horizontal configuration, allow the enclosed porch to be identified as such. There remains visual cues to the original configuration of the craftsman home with a front porch across the east façade.

Staff believes that the smaller windows that are proposed, closely matching the windows being installed on the south elevation, further compromises the overall appearance of the structure by making it more difficult to visualize the original configuration of the home. Staff believes that larger windows/more glazing on the front façade would preserve the ability to identify the historic porch.

During the second conceptual review of the project the Board deliberated on different options for the front façade, most specifically surrounding the size of windows. A number of Boardmembers expressed support of a range of options as presented by the applicant.

Two resolutions are attached for the Board's consideration. The first is a resolution of denial based on the finding outlined below and as recommended by Staff. The second is a resolution of approval should the Board support the project as proposed. The attached resolution of approval requires specific findings be made by the Board in order to approve the proposed project.

RECOMMENDATION

Community Development recommends that the Cultural Heritage Board deny the Landmark Alteration Permit as outlined in the attached resolution of denial.

Alternatively, the Board may approve the project if findings can be made that the project meets applicable guidelines and standards. An alternative resolution of approval is attached for the Board's modification and consideration:

Attachments:

- Locational Map
- DPR Primary Record Form
- CHB Minutes, April 1, 2009 and April 15, 2009
- Plant set



N

Schwartz-Gappi Residence

225 Hendley Street

LMA 09-010

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 #: 225 Hendley 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: 225 Hendley 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 009-251-015-000 BURBANK GARDENS DISTRICT

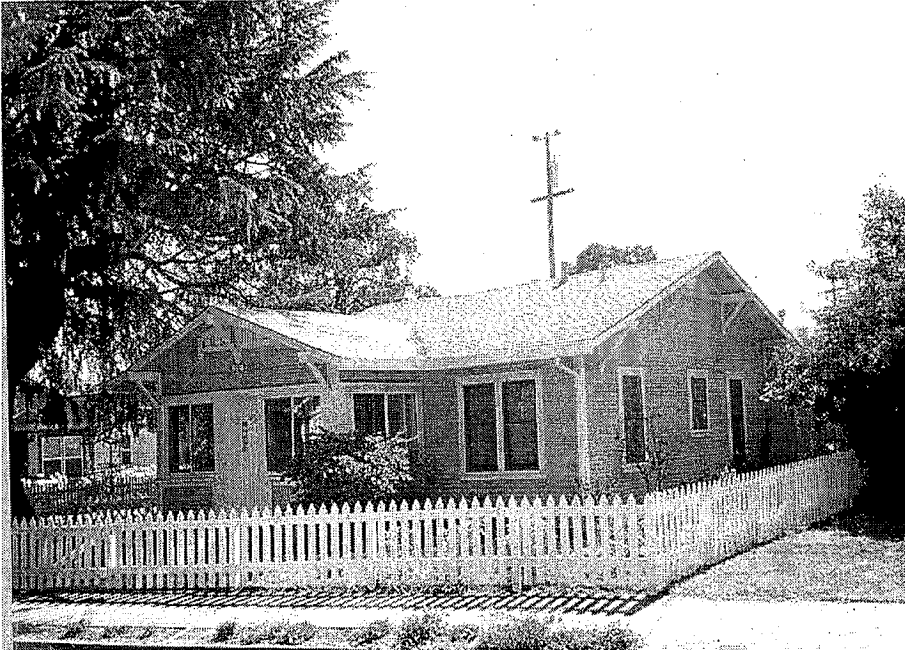
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Craftsman

*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. 1920

*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

5. **CONCEPT REVIEW – SCHWARTZ-GAPPI RESIDENCE** – Concept review of exterior remodel and repair of the existing single-family house located at 225 Hendley Street in the Burbank Gardens Preservation District – LMA 09-008

City Planner Heather Hines gave a presentation. The applicant, Mike Schwartz, addressed the Board.

Ex Parte Disclosures

Board Member DeBacker visited the site.

Board Comments

1. The front fence is acceptable.
2. The small windows on the south side are acceptable.
3. The 6 over 1 window style on the south side is acceptable.
4. The window muntins should be 7/8" or smaller.
5. The front landing steps and chimney should be of brick, if feasible.
6. The introduction of the chimney along the south façade and the removal of the chimney from its current location are acceptable.
7. The front of the house should continue to look like a porch. Modify the project on the gable entry to a design that allows the porch to read more as it is and less as a complete redesign.
8. The Board is unable to reach consensus regarding the windows on the north and east elevations.

9. **BOARD MEMBERS' REPORTS**

The Members of the Board made announcements and reported on items of interest to the Board.

10. **DEPARTMENT REPORT**

Ms. Hines reported on items of interest to the Board.

11. **APPROVAL OF MINUTES**

The Cultural Heritage Board minutes of March 18, 2009 were approved as submitted.

12. **ADJOURNMENT**

There being no further business before the Cultural Heritage Board, Chair Much adjourned the regular meeting at 5:15 p.m. to the next regular meeting of Wednesday, April 15, 2009.

PREPARED BY:

Laurie Stoddard, Recording Secretary

with the following modifications:

To the first two findings on the resolution, add: "Modifications to the front stoop covering are consistent with the original architectural character."

The revisions date cited in Condition 1 is April 13, 2009.

5. CONCEPT REVIEW – SCHWARTZ-GAPPI RESIDENCE – Concept review of exterior remodel and repair of the existing single-family house located at 225 Hendley Street in the Burbank Gardens Preservation District – LMA 09-008

City Planner Heather Hines gave a presentation. The applicant, Mike Schwartz, and his contractor addressed the Board. At the meeting, the applicant provided additional drawings depicting the original design, the revised design and two alternate designs, all with cost information. Option SK1, the revised design, is the applicant's submission. Options SK2 and SK3 were submitted to provide cost and feasibility comparisons to SK1.

Ex Parte Disclosures

Chair Much and Board Member DeBacker attended a meeting on April 8 with staff and the applicant where Options SK1 and SK3 were presented and discussed.

Board Comments

1. Modify Option SK2 so that the windows are shifted in slightly, toward the door, to create a bank appearance similar to Option SK3. The exact proportions will need to be worked out. The siding on the outside can remain.
2. Use brick on the stoop. If brick is not used, use colored concrete with brick trim. Do not use slate.

9. BOARD MEMBERS' REPORTS

The Members of the Board made announcements and reported on items of interest to the Board.

10. DEPARTMENT REPORT

Ms. Hines reported on items of interest to the Board.

11. APPROVAL OF MINUTES

Review of the Cultural Heritage Board minutes of April 1, 2009 was continued due to lack of a quorum.

12. ADJOURNMENT

There being no further business before the Cultural Heritage Board, Chair Much adjourned the regular meeting at 4:20 p.m. to the next regular meeting of Wednesday, May 6, 2009.