

CITY OF SANTA ROSA  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT FOR CULTURAL HERITAGE BOARD  
JUNE 3, 2009

**PROJECT NAME**

Kay Addition

**APPLICANT**

Murray and Ann Kay

**LOCATION**

721 McDonald Avenue

**PROPERTY OWNER**

Murray and Ann Kay

**ASSESSOR'S PARCEL NUMBER**

180-810-032

**FILE NUMBER**

CLMA 09-012

**PROJECT SITE ZONING**

PD-H (McDonald Historic Preservation District)

**GENERAL PLAN DESIGNATION**

Low Density Residential

**APPLICATION DATE**

May 6, 2009

**APPLICATION COMPLETION DATE**

May 6, 2009

**PROJECT PLANNER**

Gillian Hayes

**RECOMMENDATION**

Provide feedback on concept LMA

**PROPOSAL**

The applicant is requesting feedback from the Cultural Heritage Board on the existing exterior remodel of the Preston House, a single-family home located at 721 McDonald Avenue in the McDonald Preservation District.

**SUMMARY**

Conceptual plans submitted for feedback include upgrades that were installed without permits in 1960. The changes include canvas awnings and carport and porch additions on the front façade, a dining room and enclosed glass porch additions on the south façade, a bay window, brick stairs, upper roof decks, awnings and dining and porch additions on the rear elevation and brick stairs, canvas awnings and a laundry addition on the north façade as well as a permanent Gazebo structure in the back yard.

**HISTORY**

In 1910-1912 the original Preston House was constructed. The home is a Queen Anne and is considered a contributor to the McDonald District.

In 1960 upgrades to the existing home were completed without permits.

On October 26, 1966 the McDonald Preservation District was established, which encompassed the project parcel.

On August 2, 2007, the Zoning Administrator reviewed an application for Landmark Alteration and Variance in regards to the existing carport, which is crossing the property line to the south. The Zoning Administrator denied the application. The decision was appealed to the Planning Commission, which upheld the Zoning Administrator's decision on August 25, 2007.

Subsequently, the property was under Code Enforcement for the installed changes to the building.

### **ZONING CODE REQUIREMENTS**

Formal Code analysis will take place during the full project application process. The project as proposed would require approval of a Major Landmark Alteration Permit at the discretion of the Cultural Heritage Board.

The applicant has submitted a Minor Landmark Alteration Permit for the proposal without the carport at the discretion of the Zoning Administrator. Staff has directed the applicant to attend a Conceptual Landmark Alteration meeting in order to get feedback and direction on the project from the Cultural Heritage Board. Staff also recommends all alterations to be filed within one application for the Cultural Heritage Board review.

### **HISTORIC PRESERVATION REVIEW STANDARDS**

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

#### ***Processing Review Procedures for Owners of Historic Properties***

##### ***Accessory Buildings***

A new garage, carport, or accessory building should be located at the side or rear of the property, wherever possible.

A new garage, carport or accessory building visible from the street should be constructed of materials that are in keeping with the main building on the lot.

The design for a new garage, carport or accessory building visible from the street should be inspired by the main building. Building details should be derived from the main structure, but can be less elaborate than the main structure.

A new garage, carport or accessory building should be in proper scale for the property and have an appropriate site relation to the main structure as well as surrounding structures.

##### ***Additions***

Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character defining features of the 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 or least character defining elevation of the building.

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

### ***Porches***

Generally, the addition of a porch will compromise the original character of a structure, and therefore a new porch or deck should not be added to the main façade where one never existed.

### ***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:

- Locational Map
- DPR Primary Record Form
- Conceptual plan set



N

721 Mcdonald Avenue  
Santa Rosa, CA

# HISTORIC RESOURCES INVENTORY

(State) \_\_\_\_\_ Lat \_\_\_\_\_ Lon \_\_\_\_\_ Era \_\_\_\_\_ Sig \_\_\_\_\_  
 Adm. T2 T3 Cat HABS HAER Fed \_\_\_\_\_  
 UTM 10/525900/4255230

## IDENTIFICATION

1. Common name: Postmeier House ok 89
2. Historic name, if known: Preston House
3. Street or rural address: 721 McDonald Avenue
- City: Santa Rosa ZIP: 95404 County: Sonoma
4. Present owner, if known: Laurence & Rochelle Postmeier Address: same as above
- City: Santa Rosa ZIP: 95404 Ownership is: Public  Private
5. Present Use: Residence Original Use: Residence
- Other past uses: ---

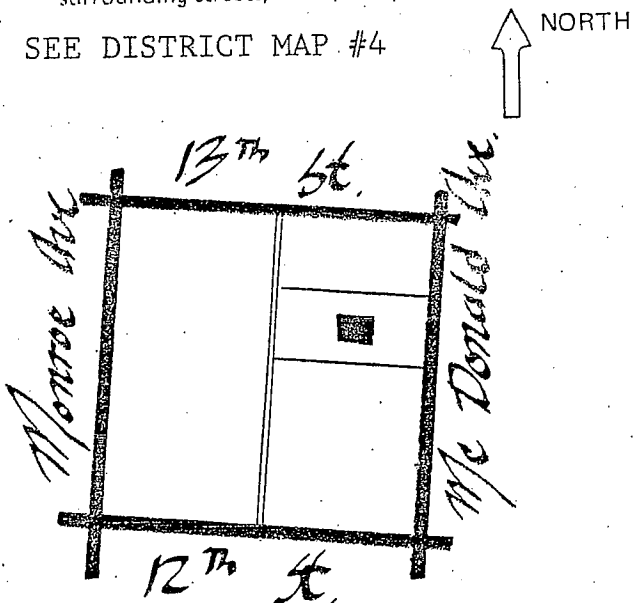
## DESCRIPTION & SIGNIFICANCE

6. This two story home is of a Transitional Style with elements of both the Craftsman and Queen Anne Styles. The pediments are reminiscent of the Queen Anne while the shingle exterior, bay windows and the projecting rafters over the front entryway show a Craftsman influence. The porte cochere has been added by the present owners and is in keeping with the Craftsman influence of architectural styling.

This house was built by Frank A. Sullivan for Dr. A.P. Preston. Sullivan was a local builder who maintained offices at 210 Chestnut St. Santa Rosa, and in San Francisco. As a contractor/builder, Sullivan was responsible for a number of buildings throughout the county including the First National Bank of Sebastopol, the Carnegie Library in Healdsburg. In Santa Rosa, he built the Forsyth Bldg., S.R. Furniture Co. Bldg., Donovan Bldg., Shea Bldg., Jacobs Bldg. and numerous residences. This home is important to the McDonald Avenue environment because of its Transitional Styling.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

SEE DISTRICT MAP #4



8. Approximate property size:

Lot size (in feet) Frontage 50'  
 Depth 150'  
 or approx. acreage \_\_\_\_\_

9. Condition: (check one)

- a. Excellent  b. Good  c. Fair   
 d. Deteriorated  e. No longer in existence

10. Is the feature a. Altered?  b. Unaltered?

11. Surroundings: (Check more than one if necessary)

- a. Open land  b. Scattered buildings   
 c. Densely built-up  d. Residential   
 e. Commercial  f. Industrial   
 g. Other

12. Threats to site:

- a. None known  b. Private development   
 c. Zoning  d. Public Works project   
 e. Vandalism  f. Other

13. Date(s) of enclosed photograph(s): 1-1977

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone  b. Brick  c. Stucco  d. Adobe  e. Wood   
f. Other
15. Is the structure: a. On its original site?  b. Moved?  c. Unknown?
16. Year of initial construction 1910 This date is: a. Factual  b. Estimated
17. Architect (if known): ---
18. Builder (if known): Frank A. Sullivan
19. Related features: a. Barn  b. Carriage house  c. Outhouse  d. Shed(s)  e. Formal garden(s)   
f. Windmill  a. Watertower/tankhouse  h. Other  i. None

20. PHOTOGRAPH



21. Main theme of the historic resource: (Check only one): a. Architecture  b. Arts & Leisure   
c. Economic/Industrial  d. Exploration/Settlement  e. Government  f. Military   
g. Religion  h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Connor - McDonald Avenue, 1970  
Sonoma County Development Edition, 1911.

23. Date form prepared: 1-1977 By (name): Bette Patterson  
Address: dan peterson, a.i.a. architect City: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Phone: 1024 fourth st. santa rosa, ca. 95404 545-0895 Organization: \_\_\_\_\_

(State Use Only)

**INDEX OF DRAWINGS**

- A1 SITE PLAN
- A2.1 MAIN FLOOR PLAN
- A2.2 UPPER FLOOR PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS

**PROJECT DATA**

ASSESSORS PARCEL NUMBER	180-810-032
ZONING	
OCCUPANCY	R-3
CONSTRUCTION TYPE	TYPE V B
SITE AREA	9,000 SF

**BUILDING AREA**

(E) MAIN FLOOR AREA	1,702 SF
(E) UPPER FLOOR AREA	1,674 SF
BASEMENT	144 SF
	<u>3,520 SF</u>

BACK PORCH O/ FORMER DECK	332 SF
BACK ADDITION	208 SF
DINING ROOM ADDITION	88 SF
	<u>628 SF</u>

BEDROOM #2 ROOF DECK	78 SF
BEDROOM #3 ROOF DECK	226 SF
	<u>304 SF</u>

CARPORT (UNDER SEPARATE PERMIT)	436 SF
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**FLOOR AREA RATIO**

EXISTING	3,520 SF / 9,000 SF = 39.11%
PROPOSED	4,128 SF / 9,000 SF = 46.09%

**LOT COVERAGE**

EXISTING	1,864 SF / 9,000 SF = 20.71%
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NEW ADDITIONS	667 SF
EXISTING GAZEBO	236 SF
EXISTING SHEDS	147 SF
	<u>1,050 SF</u>

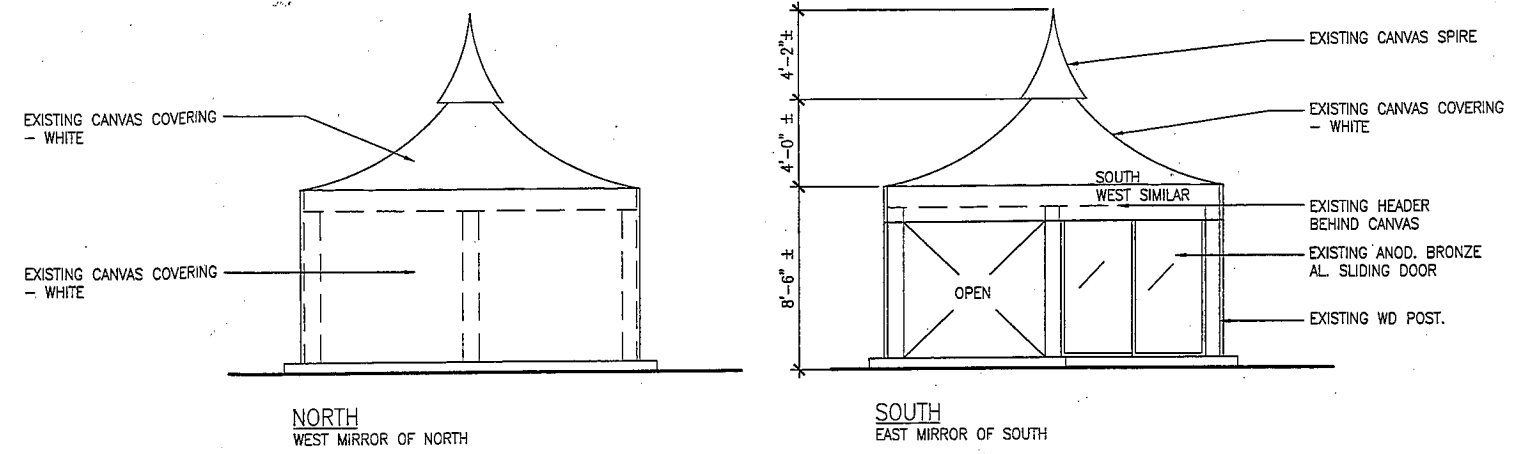
PROPOSED	2,914 SF / 9,000 SF = 32.37%
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**PROJECT DESCRIPTION**

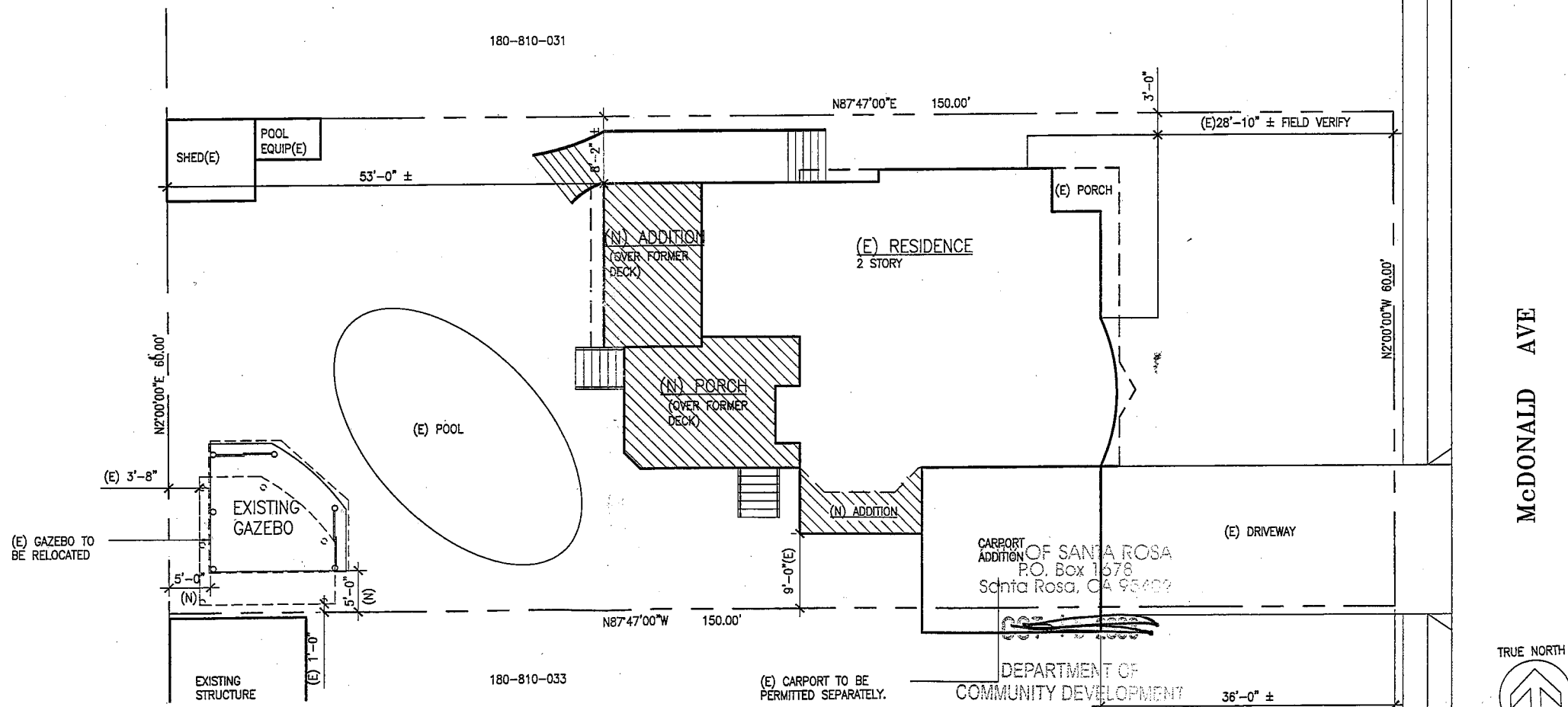
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EXISTING GAZEBO IN REAR YARD TO BE RELOCATED IN ORDER TO PROVIDE 5'-0" REAR AND SIDE YARD SETBACKS.

THE EXISTING CARPORT BUILT WITHOUT PERMITS WILL BE APPROVED SEPARATELY.



**2 GAZEBO ELVNS**  
A1 SCALE: 1/8" = 1'-0"



**1 SITE PLAN**  
A1 SCALE: 1/8" = 1'-0"

**ARCHITECTS**  
FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST., SAN RAFAEL, CA 94901  
Phone: (415) 457-0220 Fax: (415) 454-9581

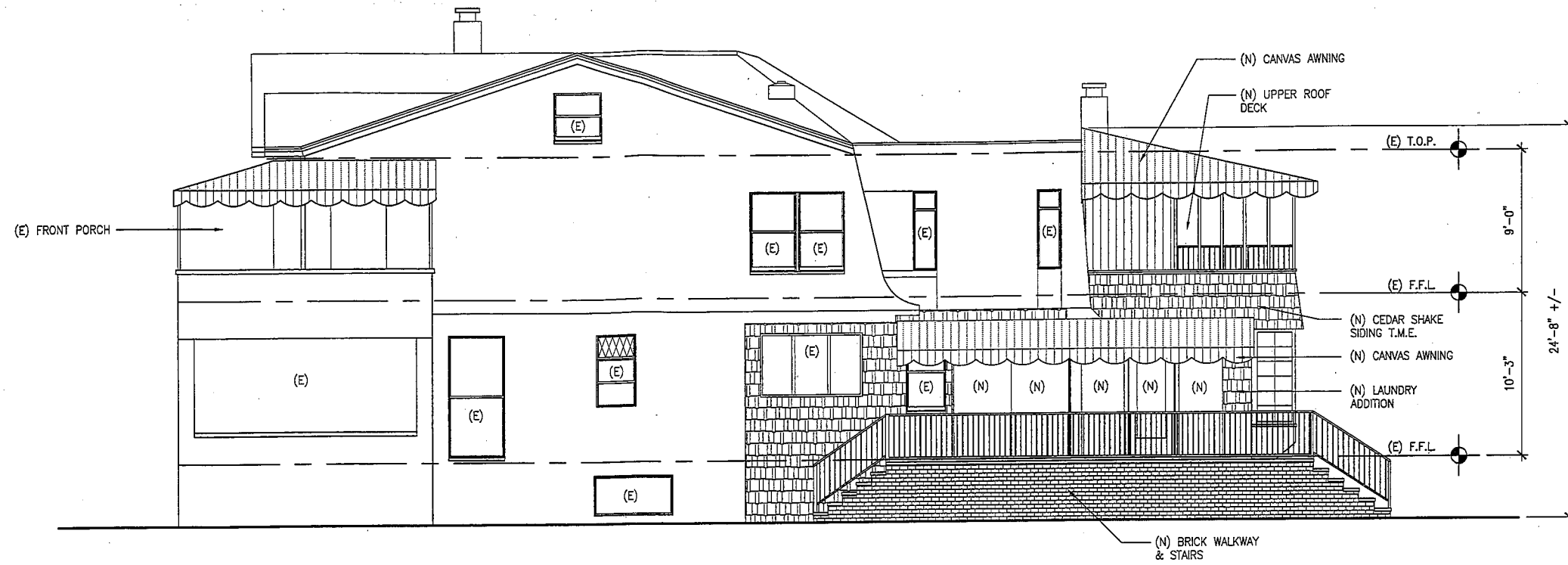
**RESIDENTIAL ADDITION & REMODEL**  
APN: 180-810-032  
721 McDONALD AVE  
SANTA ROSA, CA  
FOR: MURRAY KAY

**SITE PLAN (ALTERNATE) PROJECT DATA**

09-23-08
PLANNING SUBMITTAL
Date: 9-23-08
Scale: As Noted
Drawn: TS/LSK
Job #: 06028.00
Prototype: DIVINE

A1

CITY OF SANTA ROSA  
P.O. Box 1678  
Santa Rosa, CA 95402  
**MAY 06 2009**  
DEPARTMENT OF COMMUNITY DEVELOPMENT



2 NORTH ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

**A R C H I T E C T S**

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08-23-08

PLANNING SUBMITTAL

Date: 8-23-08

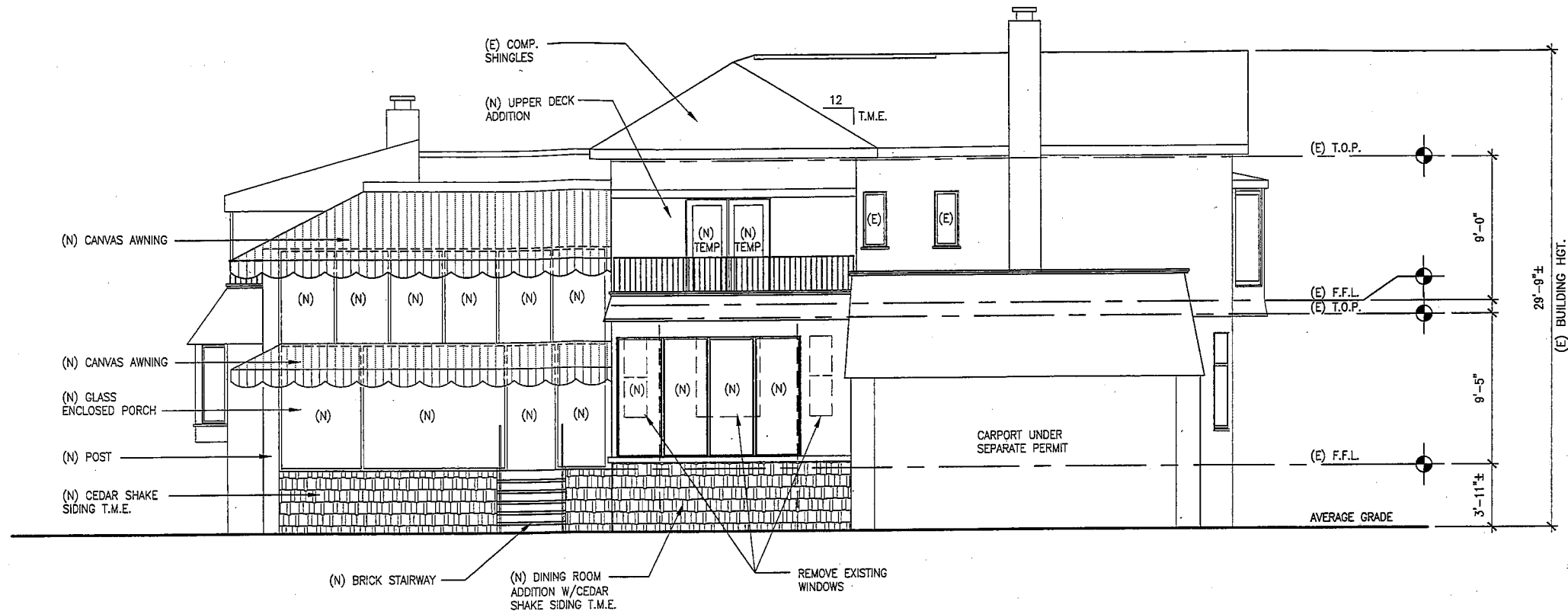
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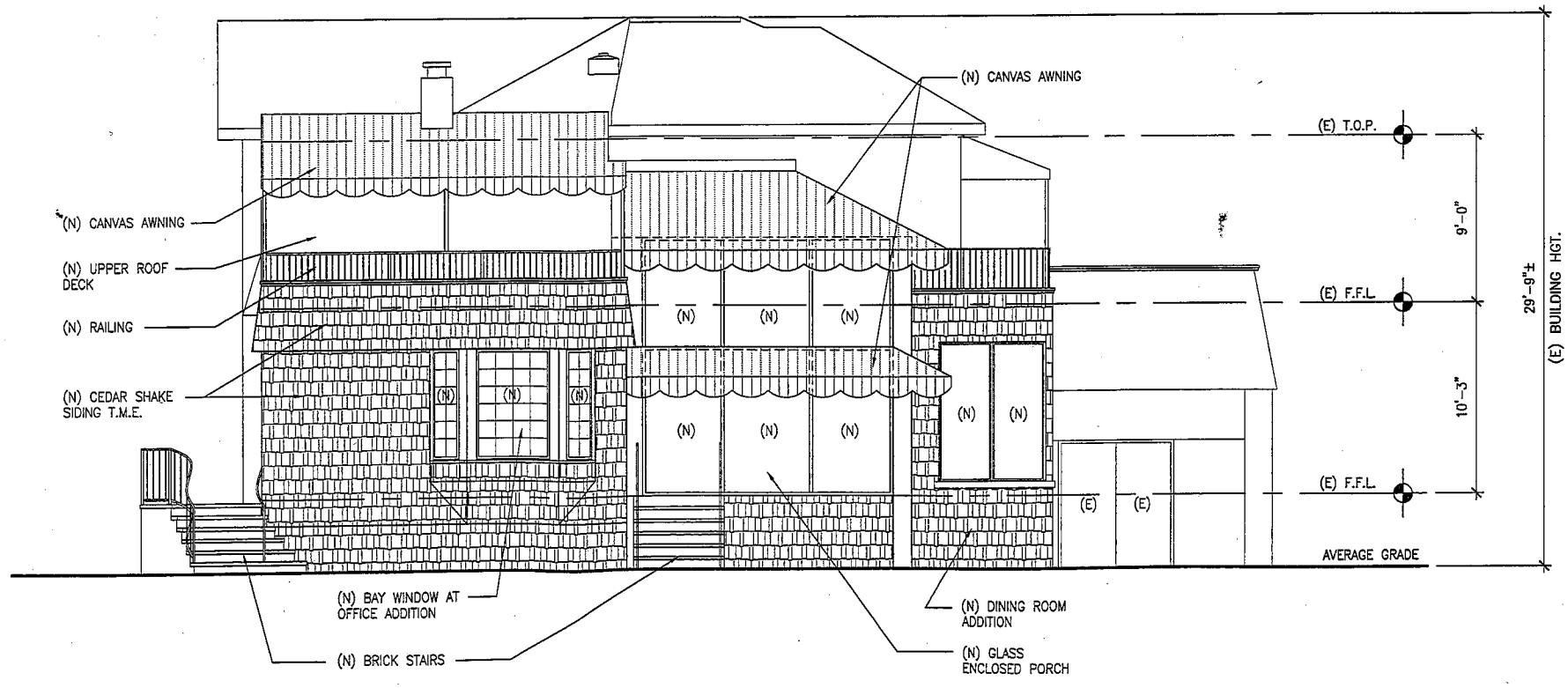
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**A3.1**



2 SOUTH ELEVATION  
 A3.2 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
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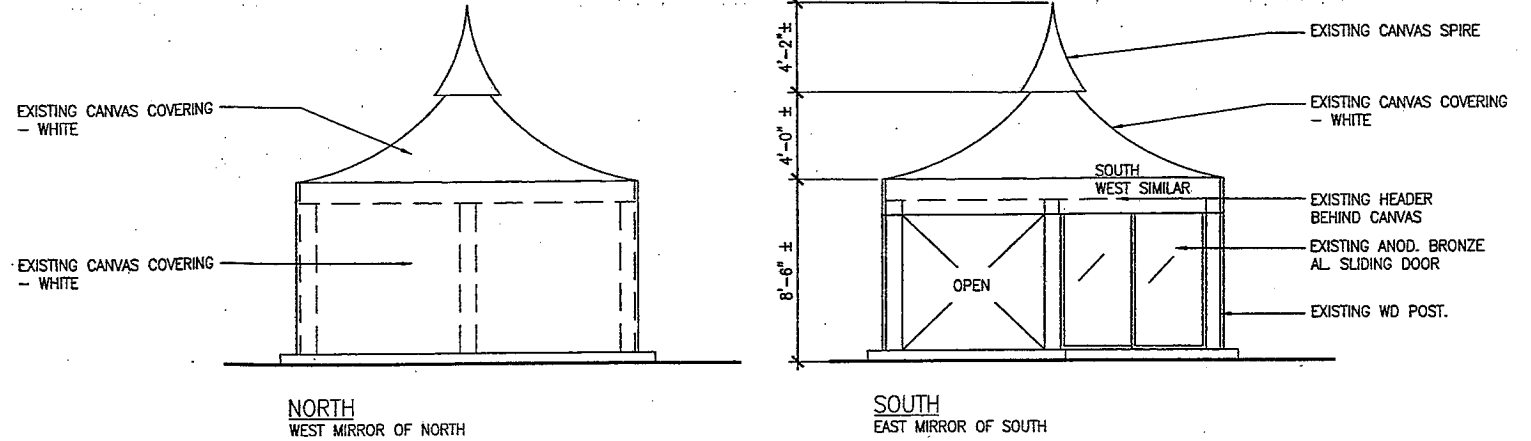
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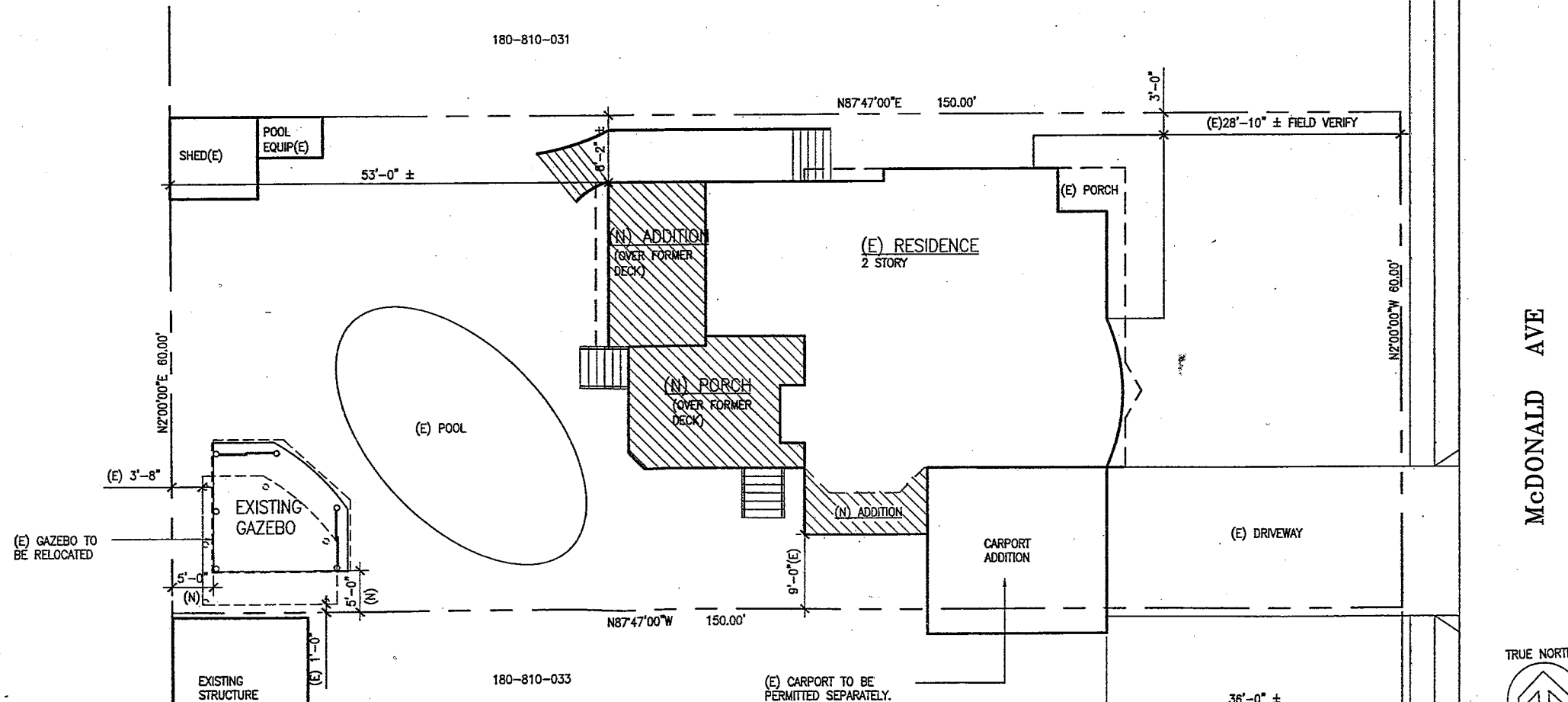
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