

CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT FOR CULTURAL HERITAGE BOARD
JUNE 17, 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

Approval

PROPOSAL

Reconsideration of the previously approved resolution of denial for a Landmark Alteration Permit for exterior remodel and repair of the single-family home located at 225 Hendley Street in the Burbank Gardens Preservation District.

SUMMARY

On May 6, 2009 the Cultural Heritage Board adopted a resolution denying the Landmark Alteration Permit for 225 Hendley Street. As reflected in CHB Resolution No. 258, the grounds for denial focused on modifications to the east façade and the loss of the visual cues of the historic porch, a character defining feature of the Craftsman home.

On June 3, 2009, at the next CHB meeting, the applicant requested reconsideration of the project based on new design options. The CHB motioned and approved the request for reconsideration. Staff believes the plans before the Board have been revised to address the primary concerns of the CHB in that they maximize glazing on the east façade to maintain a visual reminder of the front porch and therefore Staff is recommending approval of the Landmark Alteration as outlined in the attached resolution.

REVISIONS AND ANALYSIS

Revised plan SK-5 reintroduces the double windows on either side of the front door. Through the use of the Historic Building Code this design option can be used without the use of a steel moment frame and the associated increase in construction costs. Staff believes that this design (SK-5) is in keeping with the preferred design as discussed by the CHB during previous reviews. Additionally, the revised design maximizes glazing and maintains design elements reminiscent of a front porch, thereby reinforcing the visual cues of the historic porch. The revised design also eliminates the issue of recreating the location and size of openings found on the historic front wall of the home onto the front wall of the enclosed porch.

Other modifications to the overall project include elimination of the proposed chimney on the south elevation and the use of Sierra Pacific wood and aluminum clad windows instead of the Andersen 400 series previously discussed. The Sierra Pacific windows include simulated divided lights on the upper portion of the double hung windows, including exterior muntins and interior divides between the windows.

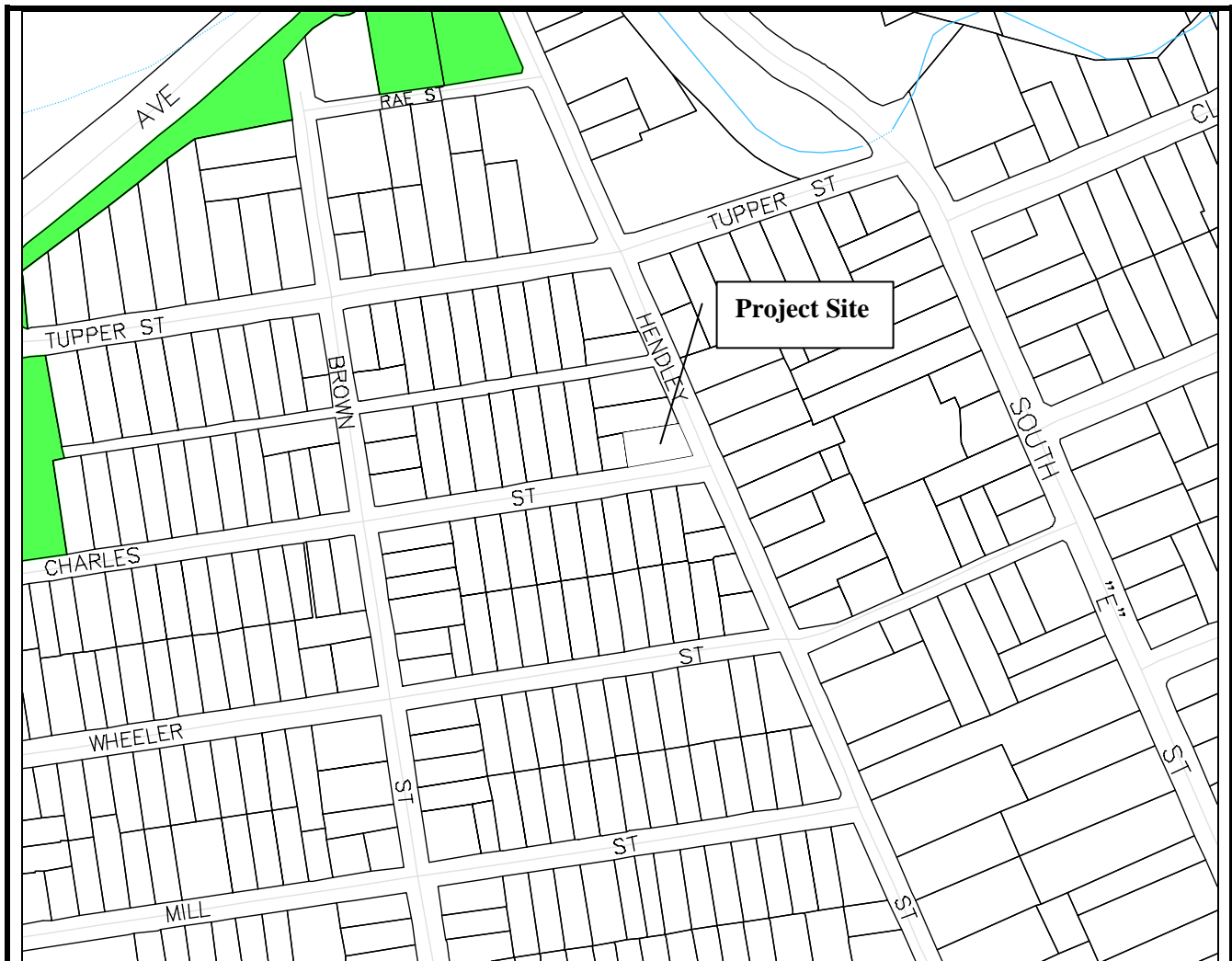
Based on the revised plans Staff believes that the necessary findings for consistency with the Processing Review Procedures for Owners of Historic Properties and the Secretary of the Interior's Guidelines can be met. The revisions have addressed the Board's concerns as expressed in the previous hearings and meet the needs of the applicant. Staff is recommending approval of the Landmark Alteration Permit, rescinding the previous denial of the project.

RECOMMENDATION

Community Development recommends that the Cultural Heritage Board approve the Landmark Alteration Permit, rescinding the previously approved resolution of denial, as outlined in the attached resolution.

Attachments:

- CHB Minutes, May 6, 2009
- CHB Resolution No. 258
- Revised plan set, dated June 3, 2009



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Schwartz-Gappi Residence
225 Hendley Street
LMA 09-010

**CITY OF SANTA ROSA CULTURAL HERITAGE BOARD
REGULAR MEETING MINUTES
WEDNESDAY, MAY 6, 2009**

2:30 P.M.

1. CALL TO ORDER AND ROLL CALL

Chair Much called the regular meeting of the Cultural Heritage Board to order at 2:30 p.m. on this day of Wednesday, May 6, 2009.

Present: DeBacker, Flock, Garrett, Jessen, Much, Stoural
Absent: Nieto

2. PUBLIC APPEARANCES – None

3. STATEMENT OF ABSTENTIONS BY BOARDMEMBERS

Boardmember Stoural abstained in Item 4. The project is within her circle of economic influence due to proximity to her residence.

4. PUBLIC HEARING – SCHWARTZ-GAPPI RESIDENCE – Landmark Alteration Permit for exterior repair and remodel of the existing single-family home located at 225 Hendley Street in the Burbank Gardens Preservation District – LMA 09-010

City Planner Heather Hines gave a presentation. She noted a correction to the staff report regarding the dimensions of the proposed new windows. With the exception of the front (east) elevation, they are 2' 6" by 4' 6". On the front (east) elevation, they are 3' by 4' 6".

Staff recommended denial of the project based on the findings that the proposed modifications will cause the loss of the visible cues of the front porch, one of the defining features of the Craftsman home.

Regarding the front elevation, the applicant considered various Boardmember suggestions made at concept reviews on April 1 and April 15, 2009, but he found these to be unsatisfactory due to aesthetics and/or cost.

The applicant gave a presentation, stating that the proposed SK1 is the best configuration, aesthetically and in terms of cost, for the front elevation. He presented additional drawings showing the project in the context of neighboring houses.

Public Comment

Fred Flynn, 1020 Vallejo Street, Santa Rosa, commented that the Burbank Gardens area shows a "hodgepodge" of designs. The Board's analysis seems to be "too purist." If this were the McDonald Avenue area, he could understand this approach. The Board's job is to encourage people to do the best they can. Every one of the applicant's designs is better than his own house. He felt the 3' windows were too wide. When he was on the Design Review Board, he would have had no problem approving the project.

MOVED by Boardmember Flock, seconded by Boardmember DeBacker, and carried with the following vote:

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

to adopt and waive the reading of the text of the resolution in item 4 as follows:

RESOLUTION NO. 258 ENTITLED: RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA DENYING A LANDMARK ALTERATION PERMIT FOR EXTERIOR REMODEL AND REPAIR OF THE SCHWARTZ-GAPPI RESIDENCE LOCATED AT 225 HENDLEY STREET IN THE BURBANK GARDENS PRESERVATION DISTRICT, FILE NUMBER LMA 09-010

5. DISCUSSION ITEM – 2009 CHB Workplan

Ms. Hines and the Boardmembers discussed the individual items on the draft workplan and worked toward finalizing the workplan.

6. DISCUSSION ITEM – Certified Local Government (CLG) Program Overview

Ms. Hines and the Boardmembers discussed the requirements and benefits of the Certified Local Government Program, a national program.

7. DISCUSSION ITEM – Potential Local Landmarks

Chair Much requested the assistance of other Boardmembers in researching potential local landmarks and/or districts. The Board will revisit this topic at its next meeting. In the meantime, Boardmember Stoural will visit Chair Much at the Northwest Information Center and begin this research.

8. BOARDMEMBERS' REPORTS

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

9. DEPARTMENT REPORT

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

10. APPROVAL OF MINUTES

The Cultural Heritage Board minutes of April 1, 2009 were approved as submitted.

11. APPROVAL OF MINUTES

The Cultural Heritage Board minutes of April 15, 2009 were approved as amended.

12. ADJOURNMENT

There being no further business before the Cultural Heritage Board, Chair Much

adjourned the regular meeting at 5:35 p.m. to the next regular meeting of Wednesday, May 20, 2009.

PREPARED BY:

Laurie Stoddard, Recording Secretary

ATTEST:

Heather Hines, Executive Secretary

APPROVED:

Bryan Much, Chair

RESOLUTION NUMBER 258

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA
DENYING A LANDMARK ALTERATION PERMIT FOR EXTERIOR REMODEL AND REPAIR OF
THE SCHWARTZ-GAPPI RESIDENCE LOCATED AT 225 HENDLEY STREET IN THE BURBANK
GARDENS PRESERVATION DISTRICT, FILE NUMBER LMA 09-010

WHEREAS, on April 1 and April 15, 2009, the Cultural Heritage Board of the City of Santa Rosa conducted conceptual review and provided feedback to the applicant to assist in the development of the proposed project.

WHEREAS, on May 6, 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 alteration to the east elevation (front) minimizes the visual cues of the historic front porch by reducing the size of windows on the front façade and by relocating the proportions of the historic front wall of the home to the new front wall of the enclosed porch. These alterations compromise the significance of the contributing structure by effectively eliminating the front porch which is considered a character defining element of the Craftsman style.

The reduction in glazing on the front façade negatively impact the ability to visually identify the historic porch and create a false sense of the front entry to the home and therefore are inconsistent with the original architectural design of the Craftsman. These changes threaten the integrity and status of the structure as a contributing structure within the Burbank Gardens Preservation District.

The proposed alterations to the front façade are inconsistent with the Processing Review Procedures for Owners of Historic Properties in that they do not preserve the essential design elements of the front porch and therefore the characteristic style of the Craftsman home. Additionally, the proposed windows are of the same size and configuration as other portions of the home which therefore compromises the ability to identify the historic front porch and disturbs the simple characteristic architecture of the Craftsman house.

The proposed alteration to the east façade is inconsistent with applicable standards from the Secretary of the interior's Standards for Rehabilitation in that it results in a loss of the remaining identifiable features of the front porch which is a character defining feature of the historic Craftsman house. Additionally, recreating the size and location of opening from the original front wall of the building to the new front of the enclosed porch eliminates the remaining representation of the historic front porch.

NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby deny the Landmark Alteration Permit for exterior remodel and repair of the Schwartz-Gappi Residence located at 225 Hendley Street and based on the submitted plans dated April 20, 2009.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 6th day of May, 2009, by the following vote:

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

APPROVED: _____
Bryan Much, Chairman

ATTEST: _____
Heather Hines, Secretary

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

JUN 03 2009

DEPARTMENT OF
DEVELOPMENT



EXISTING ELEVATION
SCHWARTZ - GAPPI RESIDENCE

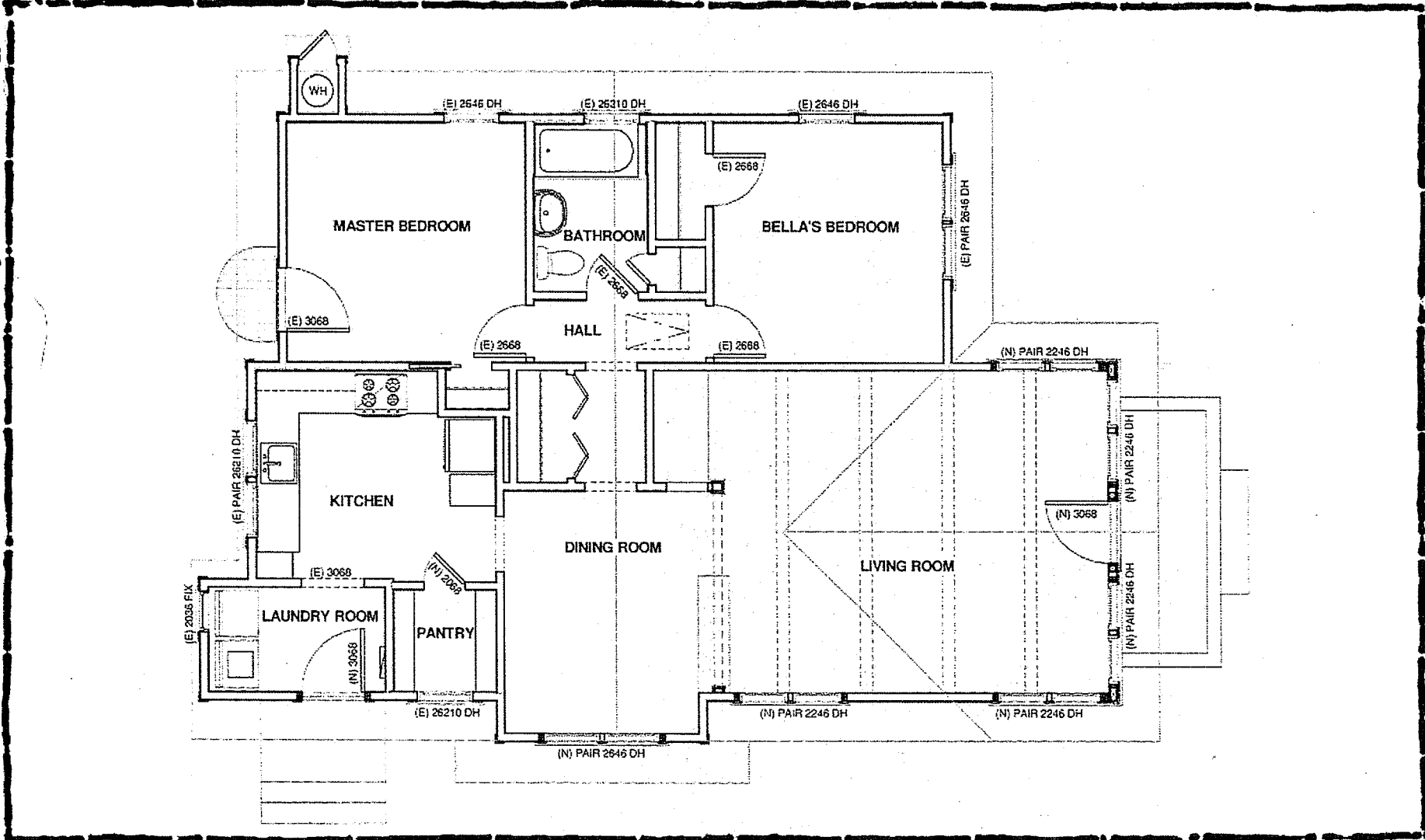
Existing east elevation with aluminum slider windows at enclosed front porch. Porch was enclosed and effectively eliminated without permit by previous owner. Both Community Development and Cultural Heritage Board (CHB) have indicated they will not force reconstruction of the porch. Right, front corner of house was structurally damaged by drunk driver in August 2008.



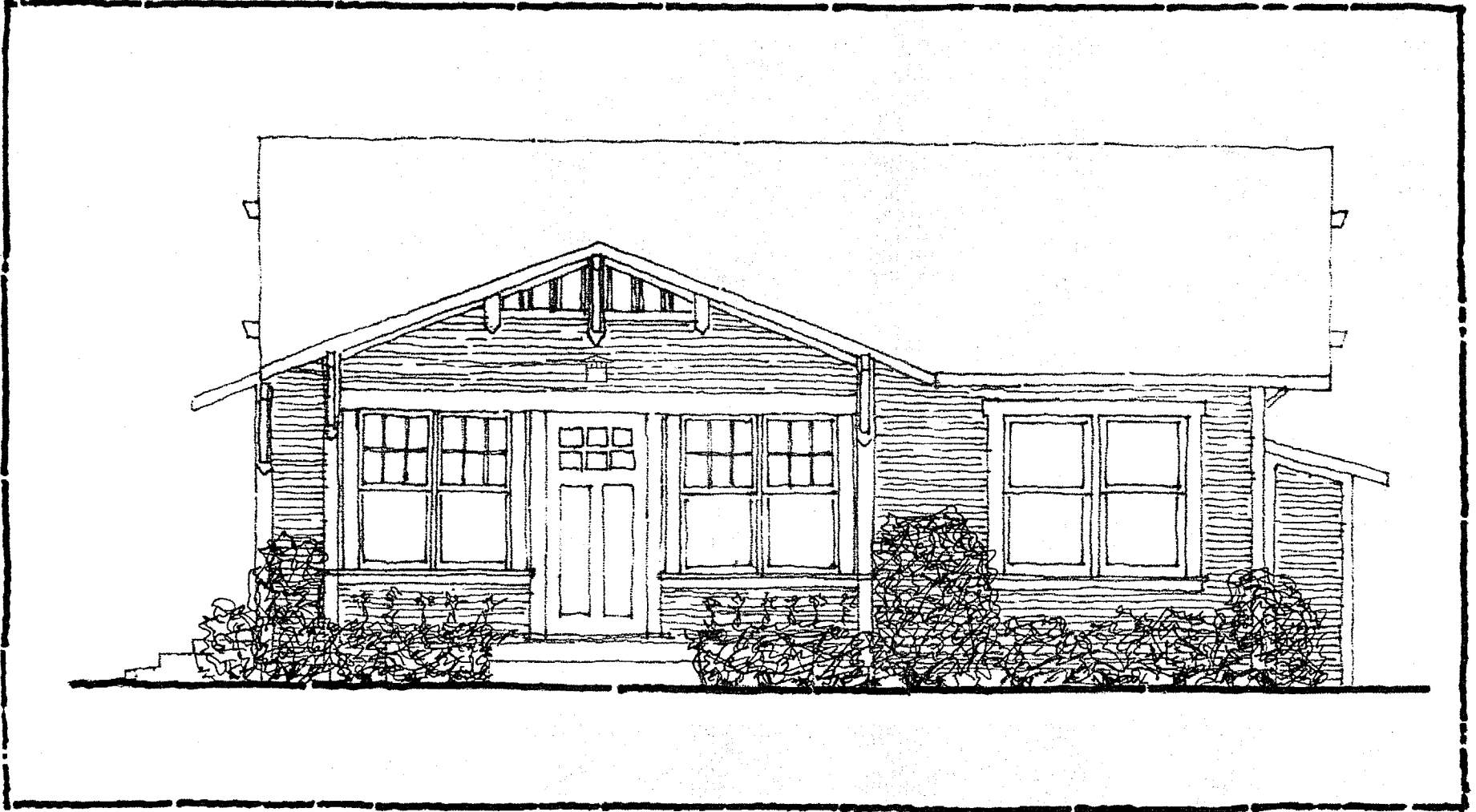
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SK-5
SCHWARTZ - GAPPI RESIDENCE

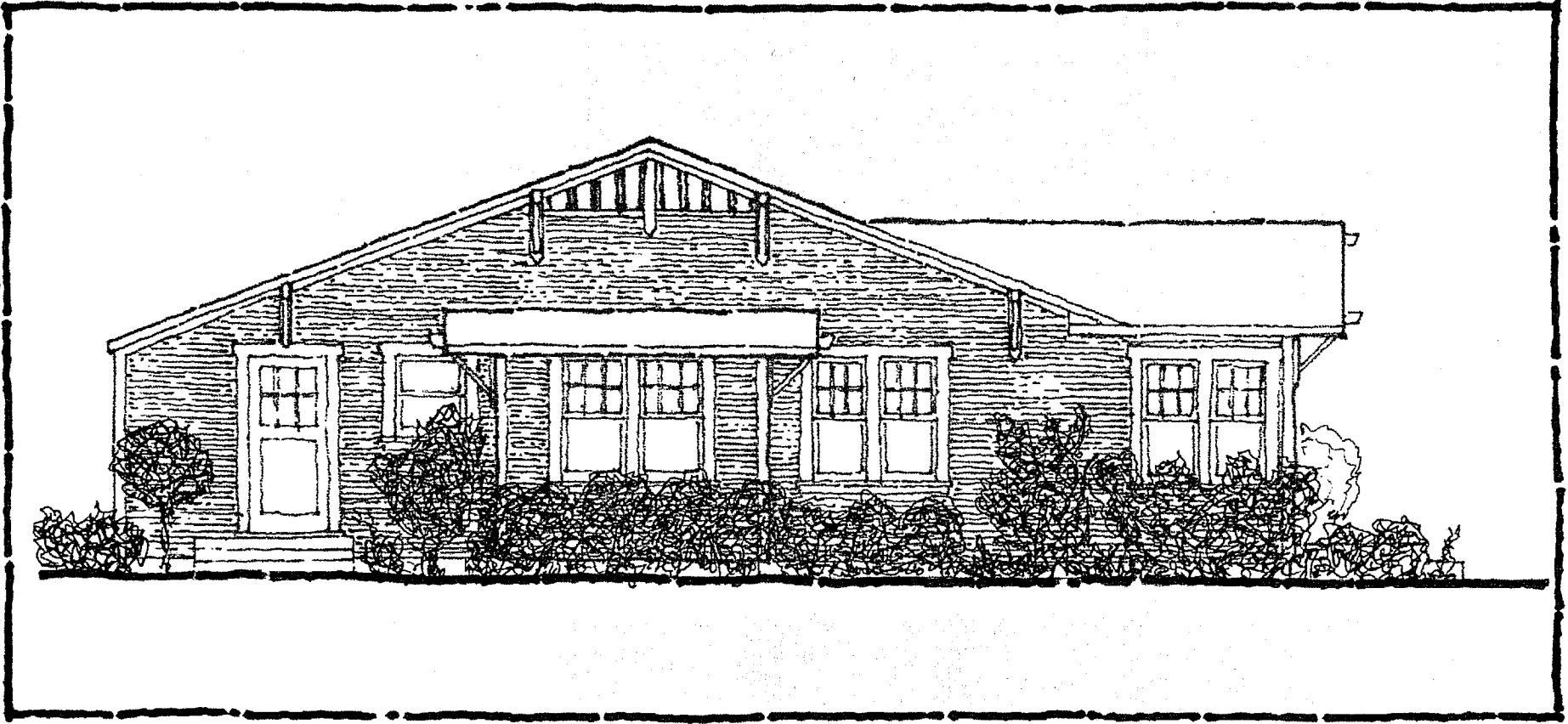
East elevation variation of SK-3. SK-5 design features retain many characteristics of original porch and upgrades aluminum sliders with double hung windows. Design also retains detailing indicative of former porch opening, including wrapped window sills.



SK-5
SCHWARTZ - GAPPI RESIDENCE



SK-5
SCHWARTZ - GAPPI RESIDENCE



SK-5
SCHWARTZ - GAPPI RESIDENCE