

RESOLUTION NUMBER 259

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING 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, after consideration of the Landmark Alteration Permit, including written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter, the Cultural Heritage Board of the City of Santa Rosa denied the requested permit, per CHB resolution number 258.

WHEREAS, on June 3, 2009, at the next meeting of the Cultural Heritage Board of the City of Santa Rosa, the applicant requested reconsideration of the permit based on new design options.

WHEREAS, on June 3, 2009, the Cultural Heritage Board of the City of Santa Rosa motioned and approved the request for reconsideration and requested that the item be placed on the June 17, 2009 agenda for consideration.

WHEREAS, on June 17, 2009, the Cultural Heritage Board of the City of Santa Rosa reconsidered the Landmark Alteration Permit and revised plans presented by the applicant, 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.

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 and repair maintain the original architectural style and details of the historic Craftsman home in that changes to the south elevation minimally impact the existing window and door configuration and all modifications compliment the existing structure. Window and door modifications to the front façade are consistent with the original configuration in that they maintain adequate glazing to preserve the visual cues of the historic front porch.

The proposed exterior changes do not alter the footprint or siting of the existing home on the property. Proposed changes are compatible with adjacent buildings in the Burbank Gardens Preservation District in that the siding repair and window replacements are consistent with the materials and styles found on other contributing structures in the neighborhood. The alteration on the front façade replaces incompatible aluminum slider windows with wood clad double hung windows that maintain the ability to visually identify the historic porch, a character defining element of a Craftsman house.

The proposed alterations use colors, textures, and materials to match the existing house in that all window replacements are wood clad double hung windows consistent with the style typically found in Craftsman architecture. Additionally, all siding repair will match the existing horizontal wood siding.

The proposed exterior modifications will not destroy or adversely affect any important architectural features of the Craftsman house. The historic porch, a character defining feature of Craftsman homes, was enclosed without permits at an earlier date. The proposed project does not reintroduce the open porch, but has been redesigned to ensure that the proposed alterations to the east façade maintain the visual cues of the historic porch and therefore ensure that the modifications do not further destroy an important architectural feature of the home.

The proposed project is consistent with applicable standards from the Secretary of the Interior's 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 the proposed changes are preserve the visual cues of the historic front porch, which was a feature that characterizes the Craftsman home.

The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that the alterations to the front façade preserve the essential design elements of the front porch, the replacement windows generally retain the same configuration as the original and have exterior muntin bars, and the alterations to the window and door openings maintain proper proportion to the overall design of the building.

There is no change in the use of the site as a single-family home which is allowed within the R-2-PD-H (downtown historic residential) zoning district and complies with all applicable provisions of this Zoning Code and the City Code.

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, rescinding the previously approved resolution of denial, subject to the following conditions:

1. Approval of this resolution rescinds the previously approved resolution of denial (CHB 258).
2. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated June 3, 2009.
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. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Cultural Heritage Board. Any future additions, expansions, remodeling, etc., will be subject to applicable Landmark Alteration Permit review and approval.
6. Replacement windows shall be Sierra Pacific's Clad Carmel Double Hung or similar and shall be simulated divided lights with divides on the exterior, interior, as well as between the glass. The color of the interior divides shall coordinate with the interior or shall be the champagne color. The interior divides shall not be metallic or reflective. Replacement

windows shall have 7/8" muntins and shall be the Colonial profile, as outlined in the approved window specification sheets.

7. The front landing shall be brick or stamped concrete.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 17th day of June, 2009, by the following vote:

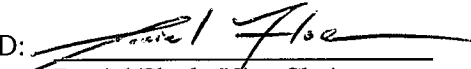
AYES: (4) DeBacker, Flock, Garrett, Jessen

NOES: (0)

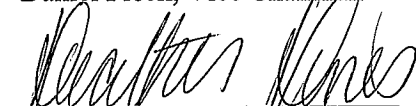
ABSTAIN: (0)

ABSENT: (3) Much, Nieto, Stoural

APPROVED:


Daniel Flock, Vice Chairman

ATTEST:


Heather Hines, Secretary