

RESOLUTION NUMBER 262

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE DOMENICI REBUILD/REPAIR LOCATED AT 339 DECKER STREET IN THE WEST END PRESERVATION DISTRICT, ASSESSOR PARCEL NUMBER 010-141-019, FILE NUMBER LMA 09-020

WHEREAS, on December 2, 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 project is consistent with applicable standards from the Secretary of the Interior's Standards for Rehabilitation in that the proposed façade repair to both the existing single family home and accompanying garage maintains the historic development pattern of the parcel as two single-family structures on one lot. The repairs involve the removal of unoriginal materials and features that were detriments to the original design of the property and significantly altered the front porch which was a defining feature of the house.

These alterations are further consistent with the Secretary of the Interior's Standards for Rehabilitation in that they will reconstruct the Ferrari House using materials and a design compatible with the massing, size, scale, and architectural features of the property and its environment.

The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that proposed alterations to the single family structures maintain the defining characteristics of the 'Ferrari' house. Furthermore, the demolition and re-construction of unoriginal additions to the main home, including the front porch of the home, the replacement of vertical T1-11 siding with horizontal channel rustic siding, and changes to kitchen window on the east side of the main structure are minimally visible from the public right-of-way and do not negatively impact the historic appearance or character of the 'Ferrari' House, or threaten the integrity of this contributing structure to the West End Preservation District.

Granting the Landmark Alteration Permit for the Domenici Rebuild/Repair 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.

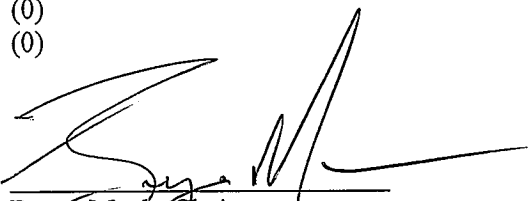
NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

1. Obtain a building permit for any demolition and/or construction, consistent with the plans approved by the Cultural Heritage Board, dated November 12, 2009.
2. All applicable building code requirements must be met including exiting, access, and fire rating.

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. Front porch is required to be re-constructed with the footprint to be the same size and square footage as the existing overhang. This design requirement is dictated by the original house design identified in the City of Santa Rosa Historic Properties Inventory.
6. Neul posts are required to be 4x4 or 6x6 lumber with a square cap and trim. Any required railing and posts shall be simple in design and constructed to match the porch details provided at the hearing.
7. The north window opening on the east façade is permitted to be resized with matching siding to accommodate the interior kitchen design, as indicated on the plans submitted.
8. All siding on both the garage and main structure is required to be repaired to match existing as identified on plans submitted for review. A rain table is acceptable in the façade design but it not required.
9. All windows replaced on the front (south) façade are required to be double hung wood or wood clad windows. The applicant is encouraged to consider fiberglass or wood clad windows as a material choice for the remaining window replacements. All existing door and window trim and jambs shall be retained.
10. Any replacement doors placed on the garage must be of a period appropriate design and must be approved by the Community Development Department prior to building permit issuance. Either of the proposed designs of carriage style doors is acceptable as a replacement.
11. Insulation is required to be installed from the inside rather than compromising the exterior or shell of the building.
12. Front door shall be a paneled, solid core wood door.
13. Proposed picket fence shall be constructed of wood with posts no higher than 36''. This fence shall tie into the existing privacy fence along the western property line.
14. Applicant shall utilize the California Historical Building Code, Title 24, Part 8, to allow historic elements required by this Board to be incorporated into the project design.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 2nd day of December, 2009, by the following vote:

AYES: (7) DeBacker, Flock, Garrett, Jessen, Much, Nieto, Stoural
 NOES: (0)
 ABSTAIN: (0)
 ABSENT: (0)

APPROVED: 
 Bryan Much, Chairman

ATTEST: 
 Clare Hartman, Secretary