

RESOLUTION NUMBER 269

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA  
APPROVING A LANDMARK ALTERATION PERMIT FOR THE CORREA WINDOW  
REPLACEMENT LOCATED AT 1419 SPENCER AVENUE IN THE MCDONALD PRESERVATION  
DISTRICT, ASSESSOR'S PARCEL NUMBER 180-640-044, FILE NUMBER LMA 09-017

WHEREAS, on September 1, 2010, 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 window replacement is of superior quality and is consistent with the General Plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas and historic homes, and other applicable City requirements.

The proposed project is consistent with applicable standards from the Secretary of the Interiors Standards for Rehabilitation in that in that the historic residential use of the home will be maintained, the historic features of the windows such as size of window panes and muntins are preserved, the proposed replacement windows are physically and visually compatible and identifiable as replacements upon close inspection, and the proposed changes have been properly documented through the Landmark Alteration process.

The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that the window configuration and size are being maintained, and the proposed windows incorporate divided panes with exterior muntins to separate these panes.

Granting the Landmark Alteration Permit for the Correa Window Replacement 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:

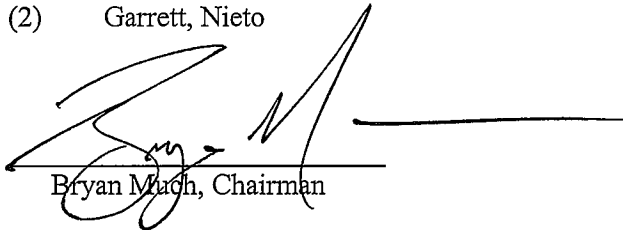
1. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated August 12, 2010.
2. A building permit is required.
3. Windows are required to be white powder coated or equivalent to match existing historic steel windows.

4. Windows are required to incorporate external muntin dividers if true separate window panes are not available with the design of the windows proposed.
5. The face profile of the window dividers shall be no more than 1 1/8 inches wide.
6. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
7. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 1st day of September, 2010, by the following vote:

AYES: (5) DeBacker, Flock, Jessen, Much, Stoural  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (2) Garrett, Nieto

APPROVED:



Bryan Much, Chairman

ATTEST:



Clare Hartman, Secretary