

RESOLUTION NUMBER 276

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR REPLACEMENT OF EXISTING ALUMINUM WINDOWS WITH FIBERGLASS WINDOWS AT 902, 906, AND 924 MORGAN STREET AND RE-ROOF THE HOUSE AT 902 MORGAN STREET WITH A "COOL ROOF" IN THE ST. ROSE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 010-116-031, -033, FILE NUMBER LMA 10-028

WHEREAS, on March 2, 2011, 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:

- A. The Cultural Heritage Board finds that the existing residences are non-contributing structures to the St. Rose Preservation District.
- B. The proposed window replacement of aluminum framed windows with fiberglass windows at 902, 906, and 924 Morgan Street and the re-roof of 902 Morgan Street 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.
- C. The proposed project is consistent with applicable standards from the Secretary of the Interiors Standards for Rehabilitation in that the historic residential use of the home will be maintained; the historic features of the windows, including size and location, are also being preserved; the proposed replacement windows are physically and visually compatible, identifiable as replacements upon close inspection, and properly documented through the Landmark Alteration process; the existing features of the homes are being maintained; and the new windows and roofing materials are not incompatible with the historic materials, scale, and proportion of the home.
- D. The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that the window locations and configurations are proposed to remain the same.
- E. Granting the Landmark Alteration Permit to replace the windows and roof of 902 Morgan Street and the windows of 906 and 924 Morgan Street 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 3 categorical exemption pursuant to Section 15303.

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 February 7, 2011.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. There shall be no internal grids on the windows.
5. Staff shall work with applicant regarding the specific color of the roofing material so that it is compatible with contributing structures in the district.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 2nd day of March, 2011, by the following vote:

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

APPROVED: 
Daniel Flock, Chairman

ATTEST: 
Noah Housh, Secretary