

RESOLUTION NUMBER 277

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR 615 POLK STREET REMODEL AND ADDITION LOCATED AT 615 POLK STREET IN THE WEST END PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-154-012, FILE NUMBER LMA 11-006

WHEREAS, on April 6, 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:

The proposed project is consistent and compatible with the original architectural style and details of the building; and

The proposed project is compatible with adjacent and nearby preservation district structures; and

The proposed colors, textures, materials, fenestration, decorative features, and details of the proposed project are compatible with the time period of the building's construction and adjacent structures; and

The proposed change will not destroy or adversely impact an important architectural feature; and

The proposed project is consistent with applicable standards from the Secretary of the Interiors Standards for Rehabilitation in that the proposed project retains the original house including the porch and entry elements and places the ground and second floor additions at the rear of the existing house. Because of this design, the bulk and mass of the house, as perceived from Polk Street, will not change significantly and the front area of the house will maintain its current spatial relationship with adjacent properties. The project also utilizes compatible but slightly differentiated building materials to distinguish the original house from the addition; and

The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that the addition was designed to retain the historic fabric of the existing historic house and the proposed detached garage is located to the side of the existing house; and

The proposed project is consistent with the Zoning 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 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:

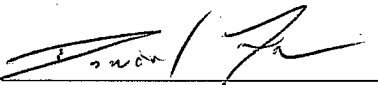
1. The applicant shall revise the plans as follows:
  - a. Relocate the garage approximately 12 feet to the west.

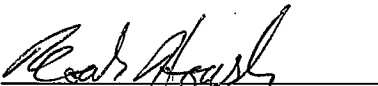
- b. Revise the window placement on the second floor, southeast corner, to relocate the new bathroom windows from the edge of the building.
2. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated January 28, 2011.
3. Obtain a building permit for the addition and remodel.
4. Obtain a building permit for the detached garage.
5. The windows facing Polk Street and visible from Polk Street shall match the style depicted on the plans and shall utilize wood frames or fiberglass frames to match the historic character and style of the existing double hung windows.
6. The garage and addition shall be painted in colors that are consistent with the existing house.
7. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
8. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
9. Per Santa Rosa City Code 18-44.505.1 Address Numbers. New and existing buildings shall have approved illuminated address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.
10. Installation of smoke alarms – for alterations, repairs, or additions exceeding one-thousand dollars (\$1,000) that requires application for a permit smoke alarms shall be installed. Smoke alarms approved and listed by the State Fire Marshal shall be installed in accordance with the manufactures instructions. Alarms shall be installed in all sleeping rooms, outside of sleeping rooms in common areas and on each floor of the dwelling – CBC 907.2.10.5.2.
11. In sleeping rooms, at least one window must comply with CA Building Code “rescue window” provisions of Section 1026. Generally, a window with a net opening of 5.7 square feet, sill not greater than 44 inches from the floor, minimum opening dimensions of 20 inches wide and 24 inches high.
12. Remove existing curb and gutter along full project frontage and replace with new City Standard curb and gutter. New curb and gutter is to match existing line and the grade designed to maintain gutter flow to Hewett Street and not create gutter flow ponding at the upstream conform to the existing. Engineered plans are to be submitted for review and approval by the City Engineer prior to issuance of any building permit.
13. Remove existing curb cut to the nearest score line curb break and replace with new curb gutter and sidewalk contiguous to the curb and finish to match existing score pattern.

14. Remove and replace existing sunken sidewalk adjacent to the meter box location. Limits of removal will be to the nearest full panel score mark, and replace with new City Standard sidewalk contiguous to the curb and finish to match existing score pattern.
15. An Encroachment permit is required to be obtained for all work in public right of way prior to issuance of any Building Permit. The property owner will be responsible to replace the water meter box if damaged during the sidewalk removal.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 6<sup>th</sup> day of April, 2011, by the following vote:

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

APPROVED:   
Daniel Flock, Chairman

ATTEST:   
Noah Housh, Secretary