

RESOLUTION NUMBER 279

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE ENGDahl RESIDENCE ADDITION LOCATED AT 700 TUPPER STREET IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 009-251-001, FILE NUMBER LMA 11-013

WHEREAS, on June 1, 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 alterations to the existing home maintain the defining characteristics of the structure, in that no alterations to the character defining front façade of the main home are proposed. Furthermore, the additional square footage added to the main structure, is diminutive from the public right-of-way and does not negatively impact the historic appearance or character of the home, or threaten the integrity of this contributing structure to the Burbank Gardens Preservation District.

The proposed 375 square foot second floor addition meets the intent of the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision) in that it maintains the historic appearance, size, and scale of the home, and the proposed design is in keeping with the craftsman architectural style of the home.

The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that it limits the size and scale of the addition, which is setback from the primary façade, avoiding overpowering the existing design.

Granting the Landmark Alteration Permit for the proposed 375 square foot second floor addition 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 April 25, 2011.
2. All applicable current building code requirements must be met by the proposed design, except those that allow flexibility with the use of the Historic Building Code.
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. 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.
6. 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
7. 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.
8. All windows are required to be constructed of wood, or wood clad material.
9. Siding is required to be wood, horizontal lap siding, 4 inches in width.
10. Composition shingle on the second floor is required to be the same shade and design as that used on the first floor roof.
11. If the remodel exceeds 50% of the existing dwelling's valuation, then City Code requires that a fire sprinkler system be installed.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 1st day of June 2011, by the following vote:

AYES: (3) DeBacker, Groninga, Jessen
NOES: (1) Much
ABSTAIN: (2) Flock, Stoural
ABSENT: (1) Garrett

APPROVED:


Mark DeBacker, Vice Chairman

ATTEST:


Erin Morris, Secretary