

RESOLUTION NUMBER 281

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE ORANGE STREET WINDOW AND SIDING REPLACEMENT LOCATED AT 227 ORANGE STREET IN THE OLIVE PARK PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-196-005, FILE NUMBER LMA 11-009

WHEREAS, on September 7, 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 change is consistent with the original details of the building in that the proposed window materials are consistent with existing windows in the home.

The proposed change is compatible with any adjacent or nearby landmark structures or preservation district structures in that they are improving the appearance and historic characteristics of the home.

The proposed project is consistent with applicable standards from the Secretary of the Interior Standards for Rehabilitation in that the proposed shingles may preserve the original siding underneath and the proposed wood framed windows are replacing existing windows constructed of a non-historic material.

The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties.

The project is consistent with the applicable historic district Zoning Standards and General Plan policies, and the project has been properly noticed and no hearing has been requested.

Granting the Landmark Alteration Permit for the Orange Street Window and Siding 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 30 categorical exemption.

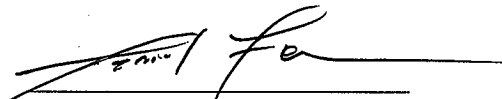
NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

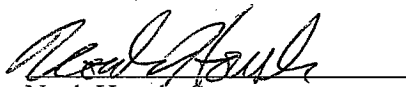
1. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated March 14, 2011.
2. This approval legalizes the re-siding of the home with wood shingles, covering the horizontal lap siding and requires the replacement of the five vinyl windows on the Laurel Street façade with wood or wood clad windows.

3. Any future siding replacement on an entire façade (or more), shall require a professional investigation of the lap siding underneath, and identification of the ability and costs associated with its repair prior to any re-siding.
4. Investigate the use of window trim and sash material, matching the historic design of the existing trim on the front façade.
5. A building permit for the proposed window and siding replacement is required to be obtained and finalized to legitimize this action.
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.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 7th day of September, 2011, by the following vote:

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

APPROVED: 
Daniel Flock, Chairman

ATTEST: 
Noah Housh, Secretary