

RESOLUTION NUMBER 282

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR WHEELER STREET NEW WINDOWS AND DOORS LOCATED AT 815 WHEELER STREET IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 009-253-025, FILE NUMBER LMA 11-022

WHEREAS, on November 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:

The proposed window and door replacement on the duplex structures, as well as the proposed garage siding and garage door 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 the historic residential use of the duplex units will be maintained, the historic features of the windows such as the size, configuration, and locations of windows visible from the street are preserved, the proposed replacement windows, doors, and siding 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, locations, and sizes are being maintained, and the proposed siding materials are compatible with the historic design of the garages and the context of the Burbank Gardens Historic District.

Granting the Landmark Alteration Permit for Wheeler Street New Windows and Doors project 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 31 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:

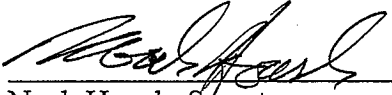
1. Obtain a building permit for any on site demolition and/or construction consistent with the plans approved by the Cultural Heritage Board, dated August 25, 2011.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation 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. This action permits the replacement of front façade and street visible windows with wood clad windows of the same size and in the same location and configuration as the existing windows on both duplex units.
5. This action approves the replacement of the front doors with solid wood doors which may or may not incorporate windows, or salvage doors of an appropriate style as identified in concept plans submitted for review by the CHB, dated August 25, 2011.
6. Front facades of garage structures shall be re-sided and siding material may be stucco or horizontal lap siding. If horizontal lap siding is used it shall match the width and thickness of the existing historic siding used on the side façades of these structures. Door constructed to appear as "Carriage Style" doors are required to be used for the replacement doors on the garage structures.
7. All replaced window trim is required to match the dimensions and style of the existing historic trim used in the original construction of the home.
8. This action also approves the demolition and reconstruction of the sidewalk and driveways directly adjacent to the duplex and garage structures. Any sidewalk and/or driveway paving replaced must be re-constructed using the same historic scoring pattern existing on the paving currently. Driveways may also be repaved using a 'Hollywood Drive' paving style, but must also incorporate the historic scoring pattern identified above.
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.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 2nd day of November, 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