

120 5th Street

Railroad Square Historic District
Downtown Station Area Plan



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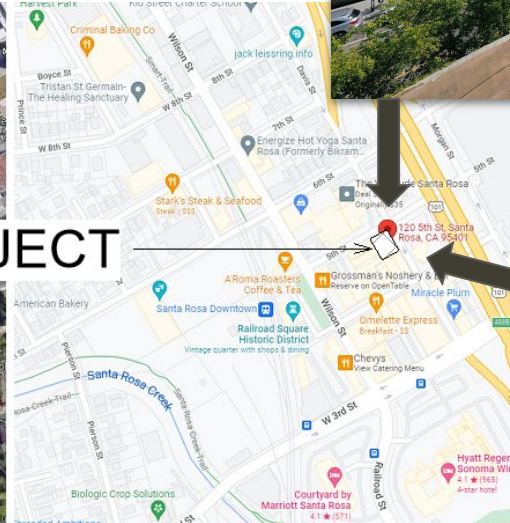
Details

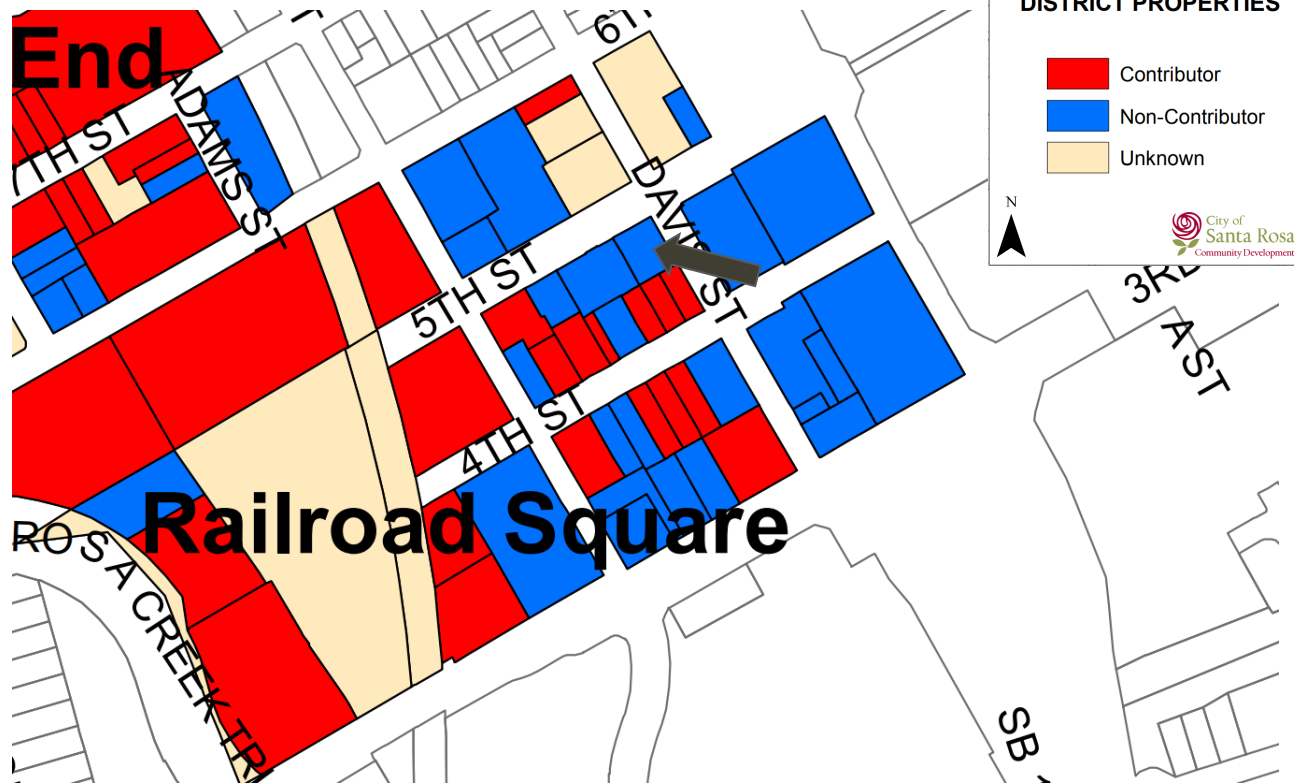
Paint, finishes, etc.

Location



PROJECT





Contributor Status

Railroad Square Historic District

The block Railroad Square Historic District was so designated by City of Santa Rosa Resolution 13572 on November 21, 1978 and was listed on the National Register of Historic Places in 1979. It sits within the 1870 Clark's Addition and portions of the Boyce Addition just west of the original town boundary. Clark's Addition was laid out into 177 forty-foot by one hundred-foot lots with several much larger parcels at the north and west extremities (see Appendix 3). The larger lots were subsequently subdivided by their purchasers.

Tocchini Building

AH (Arideo Henry) and Daniele Tocchini immigrated from Tuscany with their parents and siblings in 1903, and the family soon got into the grocery business. In 1923 they were encouraged by a representative of United Theaters to build the Strand Theater in the commercial district. Rival theater the G(eeott) and S(trobino) opened just two weeks before the Strand and was also built by Italian immigrants.

The theater and grocery business at the Strand appear to have been relatively short-lived. Over time the building has contained a liquor warehouse, the Santa Rosa Athletic Club, an auto body shop, something called the Revival Center, a hot tub spa, and for the last several decades, night clubs.



Findagrave/Ancestry

Daniele Tocchini



120 Fifth Street, the Tocchini Building with detail, view to west

Upgrading a Non-Contributing Building

- The Cultural Heritage Board can provide invaluable expertise and advice to owners and designers who wish to upgrade non-contributing buildings - City of Santa Rosa “Processing Review Procedures for Owners of Historic Properties”

Secretary of the Interior's Standards for Rehabilitation

- Subset of the guidelines
 - The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. [*EX Façade, Trim, Tocchini lettering, and emblems.*]
 - Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
 - Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved. [*EX Façade, Trim, Tocchini lettering, and emblems.*]
 - New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. [*TEXT proportionality. The Existing Facade rises above 22', The new addition rises to 55' The Fibonacci of 22' is 35', The Fibonacci of 35' is 57'*]
- The Standards will be applied taking into consideration the economic and technical feasibility of each project.

Related Projects



10 SOUTH ELEVATION FACING DAVIS STREET

AC Hotel, BAR Architects: 60'0" Roof Height





Parking



**Railroad Square
Historic District**



**Neighboring
Properties**

Considerations

Parking

- Chair Burch opened the public hearing.
- Richard Carlisle – Asked that the 5th Street elevation be made as pedestrian-friendly as the 4th Street elevation, and that the 4th Street/Davis Street bulb-out be duplicated on 5th Street/Davis Street. He expressed concern regarding parking.
- Mike Montague – Railroad Square property owner – 5th Street merchants in Railroad Square feel left out, and the corner of 5th Street/Davis Street is very important, and must be user-friendly. He expressed concern regarding trees, as Railroad Square has a tree plan. He expressed concern regarding parking.
- Hugh Futrell – 200 4th Street – Important that Bedford Lodging is investing in our downtown; The site has a temporary parking facility which will ultimately disappear; Height – The proposed height has previously been considered appropriate by Board Members; the corridor on east side is fundamental to create an edge separating the freeway from the Historic Railroad Square.
- Sara Rose – 126 4th Street - Expressed concern regarding parking and building height, because they do not need a barrier on the west; asked that there be a blending between new and old.
- Chair Burch closed the public hearing.

SANTA ROSA DESIGN REVIEW BOARD/CULTURAL HERITAGE BOARD SPECIAL JOINT MEETING MINUTES
FEBRUARY 21, 2017



Parking

“Our interest as Railroad Square business and property owners is to preserve the limited street and under the freeway parking for the existing Railroad Square businesses, employees and customers.” -Railroad Square Project Review Committee May 8, 2017



Parking

“We have more than 400 permits available in the 7th St Garage. Another monthly permit option that would be a bit more affordable (\$50/mo.) and much closer to the development address is the ‘Morgan St’ Lot directly under the 101 freeway. There are about 40 monthly permits currently available in that lot as it is a much smaller facility than the garages.” - City of Santa Rosa, August 9th, 2022

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
DOWNTOWN STATION AREA SPECIFIC PLAN—ATTACHED MULTIFAMILY RESIDENTIAL USES		
Residential—Attached Single-Family	No minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Residential—Multifamily	No minimum.	
DOWNTOWN STATION AREA SPECIFIC PLAN—NONRESIDENTIAL USES		
All nonresidential uses	No minimum.	1 space per 5,000 sf





TLCD Concept Design 2017 62' Roof Height





2022 Concept Design: 55' Roof Height



Economics of Design

Why 4 new Stories? Maximize the possibility that the project makes economic sense.

Economics of the 120 5th Street Development are doubtful given the current costs.

-Reputable Santa Rosa Developer



Preserving a 99-Year-Old Façade

1. Accurately captured existing conditions with 32 meshed LiDAR scans
2. Carefully designed new structure around the existing Façade



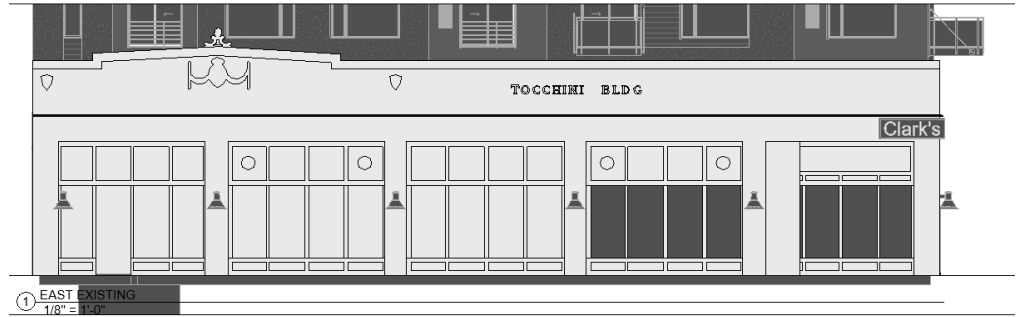
Preserving a 99-Year-Old Façade

1. Accurately captured existing conditions with 32 meshed LiDAR scans



Preserving a 99-Year-Old Façade

1. Carefully designed new structure around the existing Façade
2. Details Preserved



Trim details



Trim details



Building Mass

1. Articulation at the corner reduces the impression of building mass.
2. Articulation along the Façade alternates impressions of building mass.
3. Preserving large existing trees shields building mass
4. Large exterior light fixtures concentrate perception of mass at the human-scale.
5. 2nd Floor at 15' per the following slide



2nd Floor at 15'

- A step down from the precedent set by the AC Hotel on the edge of the Historic District
- 2nd floor units are recessed below the top of the existing façade
- Aimed at keeping the major building mass at below 55'



4th Street Neighbors



4th Street Neighbors



4th Street Neighbors



5th Street Neighbor

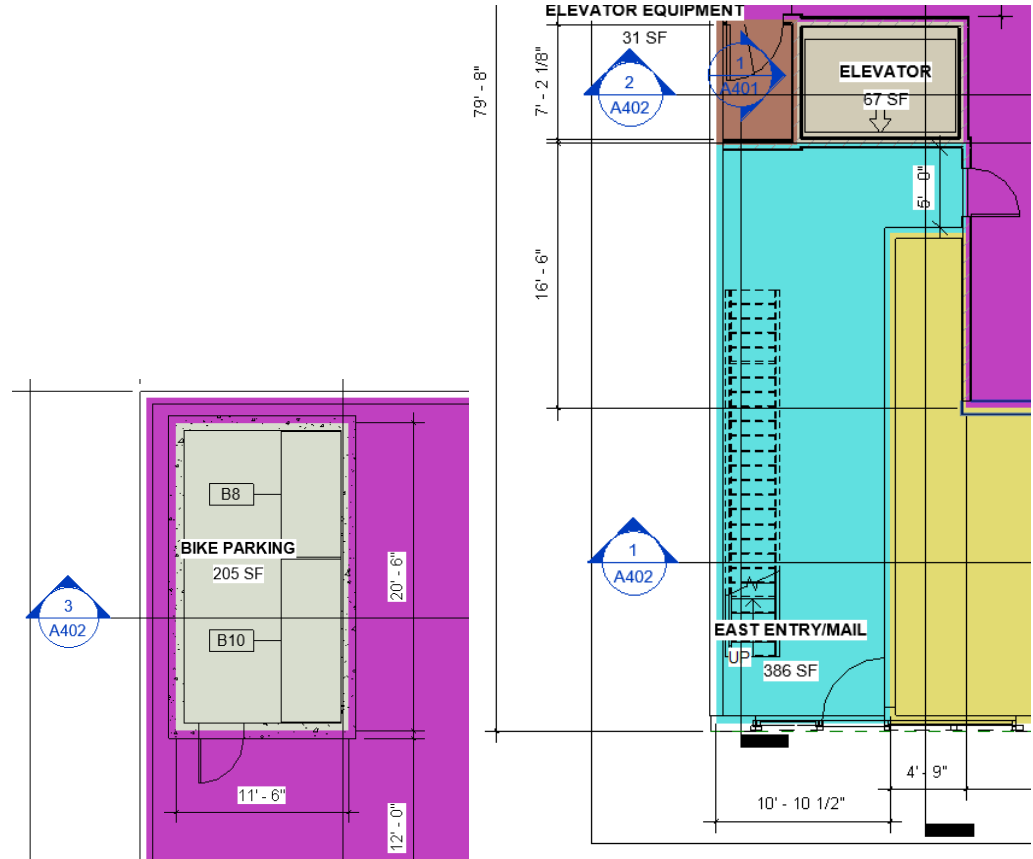


5th Street Neighbor



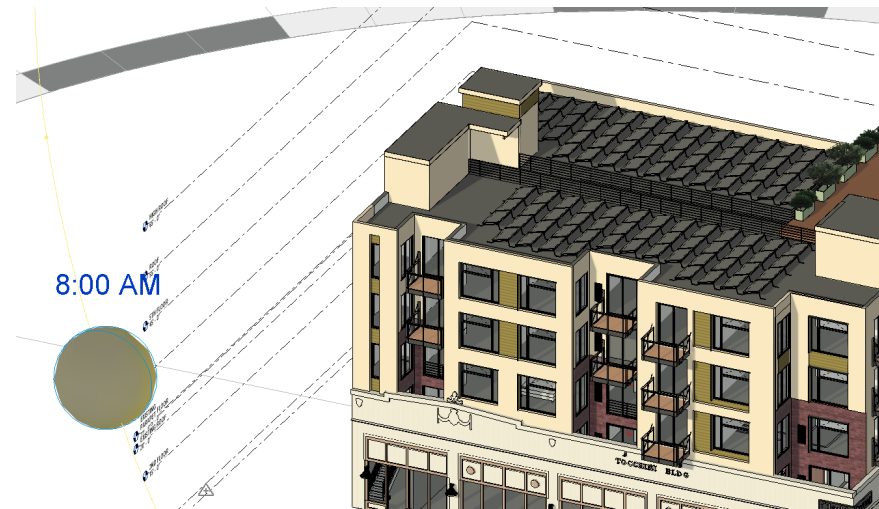
Active Design

- Stair prioritization and openness
- Exces bike parking
- Proximity to SMART Station



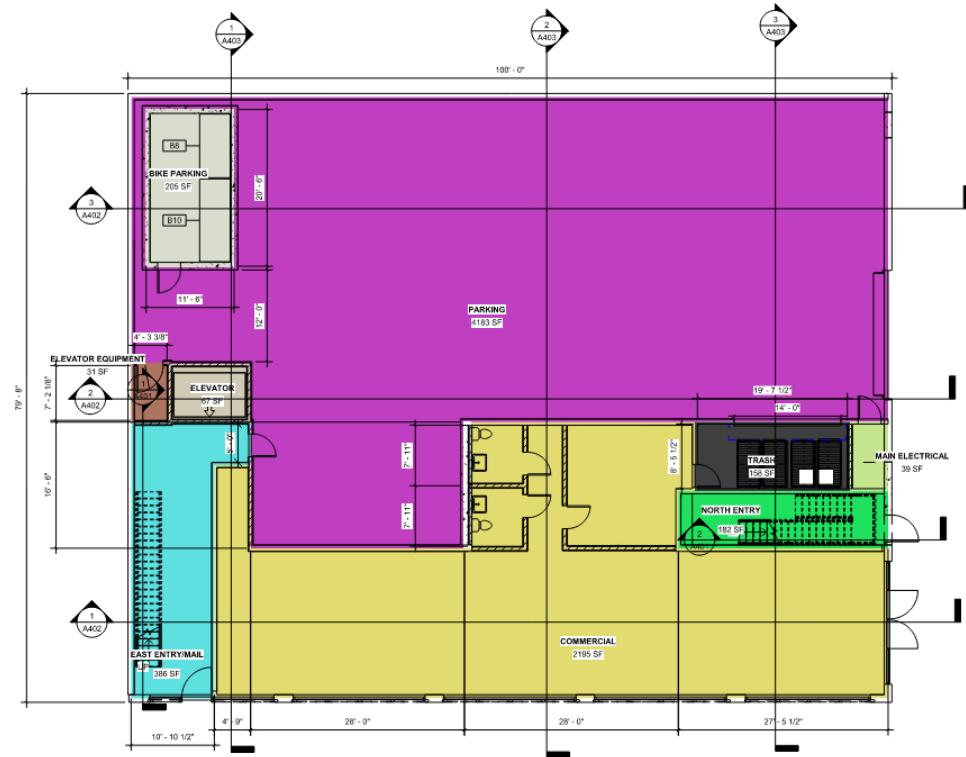
Sustainable Design

- Preserving existing Façade to reduce waste
- On Site Recycling & Compost
- 40kW rooftop solar
- All-electric residential units



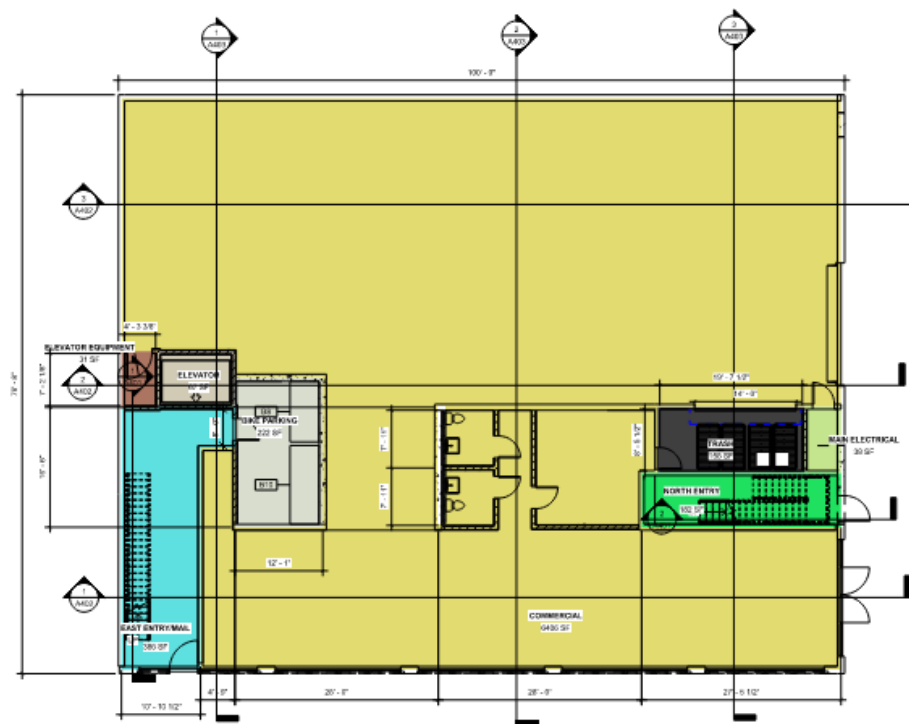
Ground Floor Plan

- 10 Space Parking Alternative



Ground Floor Plan

- Full Commercial ground floor alternative



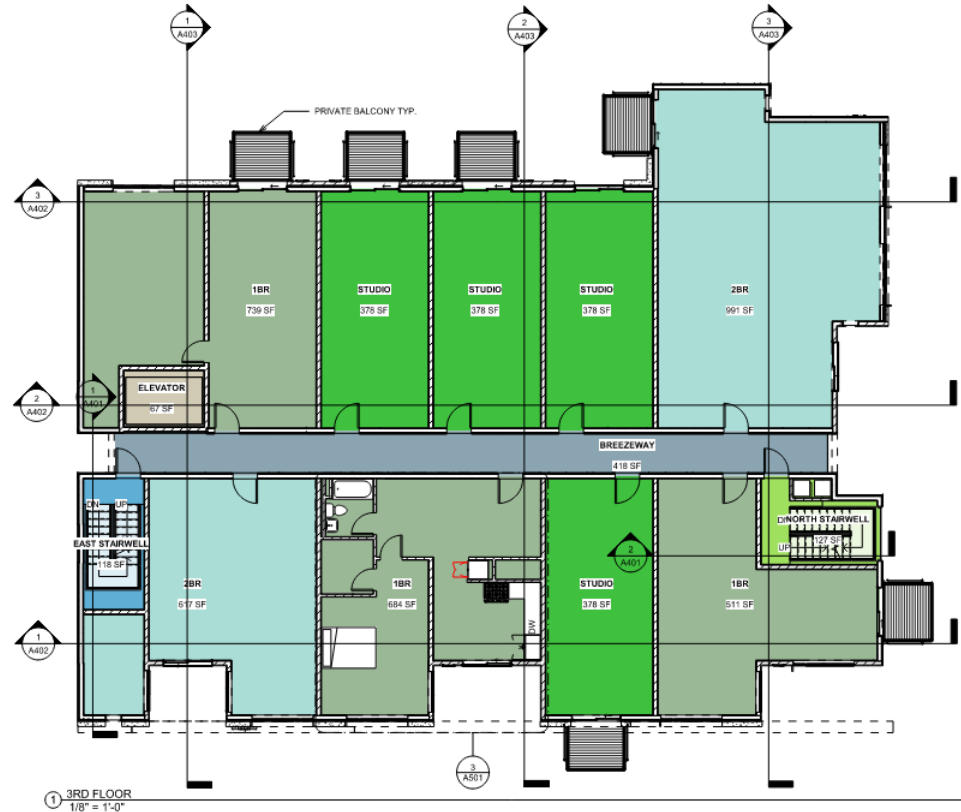
① GROUND FLOOR
1/8" = 1'-0"

2nd Floor Plan

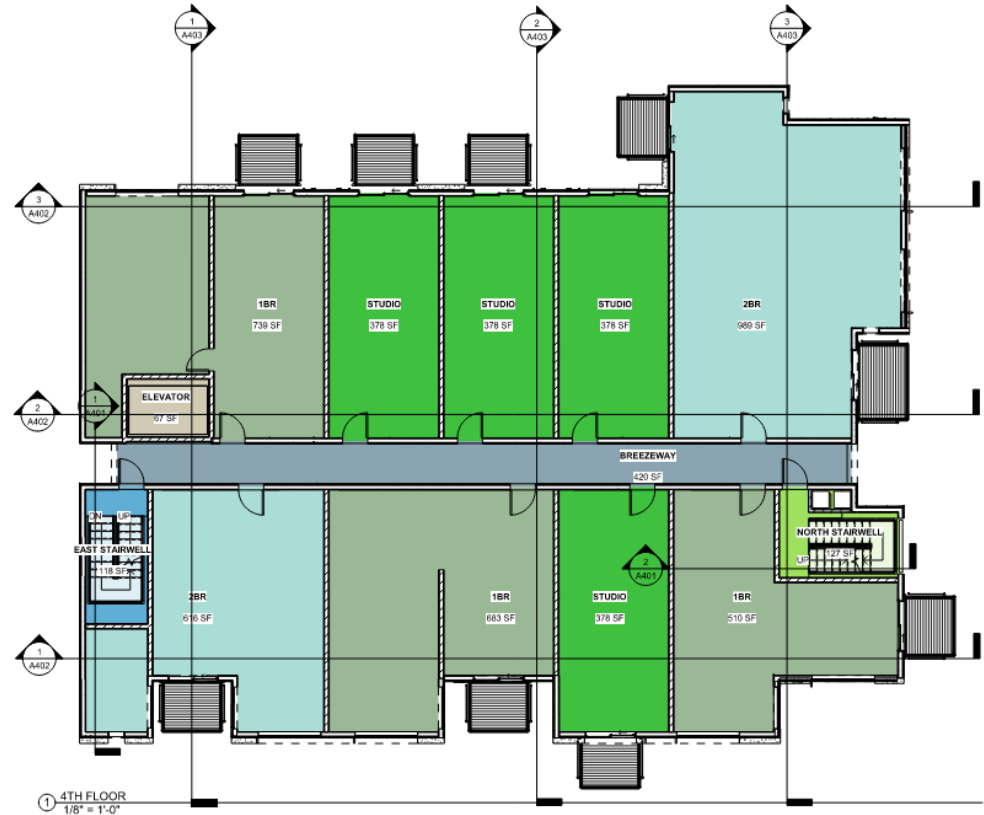


① 2ND FLOOR
1/8" = 1'-0"

3rd Floor Plan



4th & 5th Floor Plans

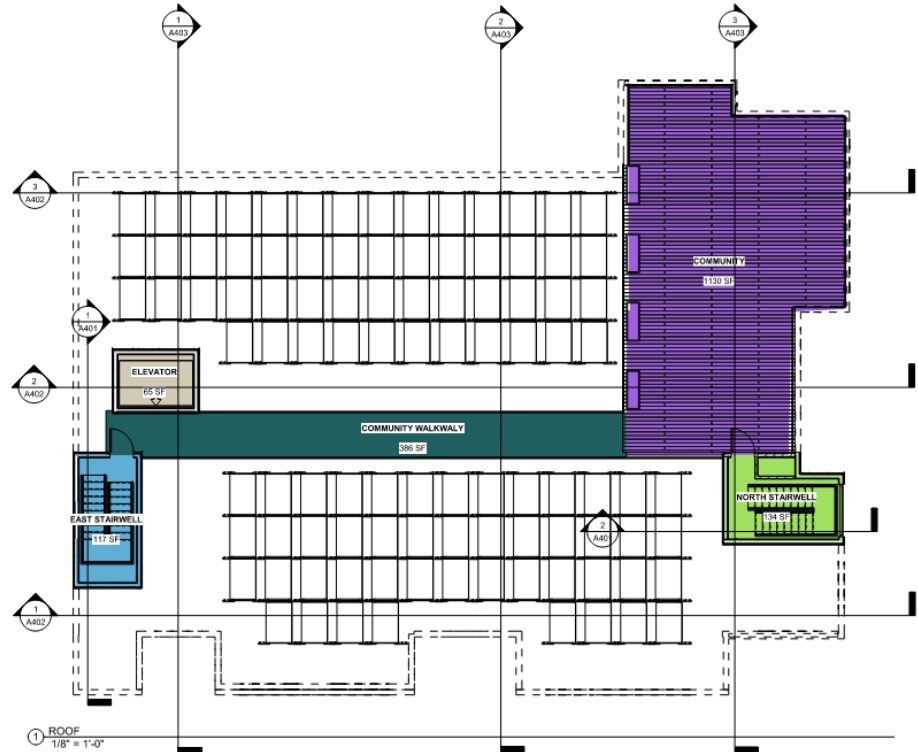


Roof Plan

- 40kW Solar System to support all electric residential units
- Rooftop deck

SOLAR PANEL SCHEDULE

Type	Wattage	Count
400 W 62"X41"	400	100
Grand total: 100		100



Elevations



VIEW FROM ROOFTOP DECK
3/17/20



VIEW FROM 5TH FLOOR NORTH
3/17/20



NORTH
1/17/20



NORTH RENDERING AND POINT CLOUD
3/17/20



NORTH RENDERING AND POINT CLOUD
3/17/20

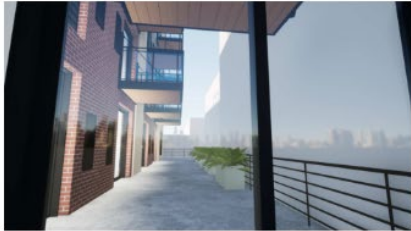
michaelclark.dev

CLIENT:
GREG CLARK

120 FIFTH STREET
NORTH BUILDING
ELEVATION

Project Name: 120 FIFTH STREET
Date: 7/20/2022
A301
Scale: As Indicated

Elevations



VIEW FROM 2ND FLOOR INTO SHARED PATIO
S/N = 1/2"



SOUTH
1/8\"/>



VIEW FROM 5TH FLOOR BREZEWAY
S/N = 1/2"



SOUTH SIDEVIEW AND POINT CLOUD
3/8\"/>

michaelclark.dev

CLIENT:
GREG CLARK

120 FIFTH STREET
SOUTH BUILDING
ELEVATION

Project number: 2023-01

Date: 7/21/2022

A302

Scale: As indicated

Architect: Michael Clark

Elevations



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⊙ EAST BUILDING AND POINT CLOUD 2
3/4" = 1'-0"



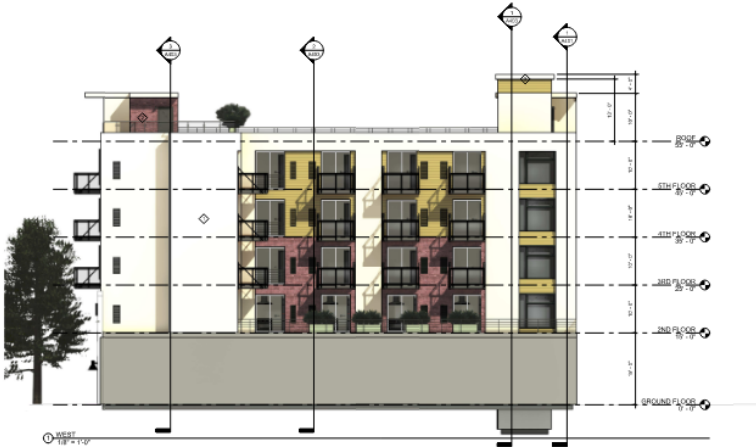
⊙ EAST BUILDING AND POINT CLOUD
3/4" = 1'-0"

CLIENT:
GREG CLARK

120 FIFTH STREET
EAST BUILDING
ELEVATION

Project Number: 2023.01
Date: 7/17/2023
A303
Scale: As Indicated

Elevations



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CLIENT:
GREG CLARK

120 FIFTH STREET
WEST BUILDING
ELEVATION

Project Number: 2022-04

Date: 1/12/2022

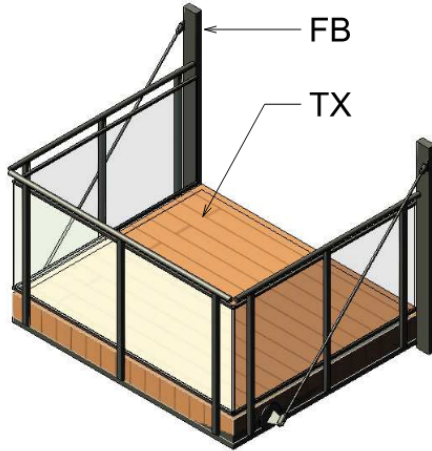
A304

Scale: As Indicated

1/12/2022 11:04 AM

Exterior

- Prefab balconies
- Exterior light fixtures



④ CONCEPT PREFABRICATED BALCONY
3/4" = 1'-0"



SCN: Sean Lavin Ash
LED 8 inch Charcoal
Outdoor Wall Light

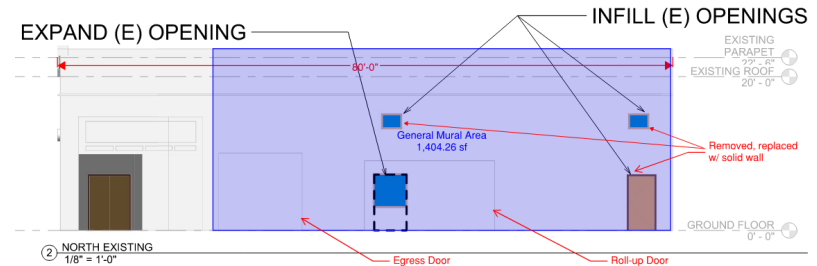


LMC: LUMEC DOMUS
DMS55 BKTX Black Textured

② CONCEPT LIGHTING
3/4" = 1'-0"



Art



1870 Clark's Addition



Ptn. CLARK'S ADDITION

REC. 11-23-1870 IN BK. 001, MAPS, PGS. 04-00

Thank You!

