

LANDMARK ALTERATION

FOR

124 WEST 6th STREET



PROPOSED WEST 6th STREET VIEW

PROJECT DESCRIPTION

PROPOSED REPLACEMENT OF BUILDINGS DESTROYED IN OCTOBER 8, 1917 FIRE AT 124 WEST 6th STREET.

FORMER 1790 S.F. 3 BEDROOM, 2 BATH RESIDENCE TO BE REPLACED WITH 1725 S.F. 3 BEDROOM, 2 1/2 BATH RESIDENCE UNDER INITIAL PERMIT.

1 1/2 CAR GARAGE, CARPORT, OUTBUILDINGS, AND COVERED PATIO TO BE REPLACED WITH 2 CAR GARAGE AND SECOND DWELLING UNIT UNDER SECOND PERMIT.

LANDSCAPING CONFORMING TO CITY OF SANTA ROSA WATER EFFICIENT LANDSCAPE ORDINANCE SHALL BE PROFESSIONALLY DESIGNED PRIOR TO PERMIT SUBMITTAL

OWNERS

JACK & CHARLOTTE THOMAS
P.O. BOX 1363
SANTA ROSA, CA 95402
(707) 318 - 2853

CITY OF SANTA ROSA
Santa Rosa, CA
JUN 19 2019
PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT

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THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

COVER
SHEET

Scale
Date 6/18/2019
Drawn by C. Thomas

D0

THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

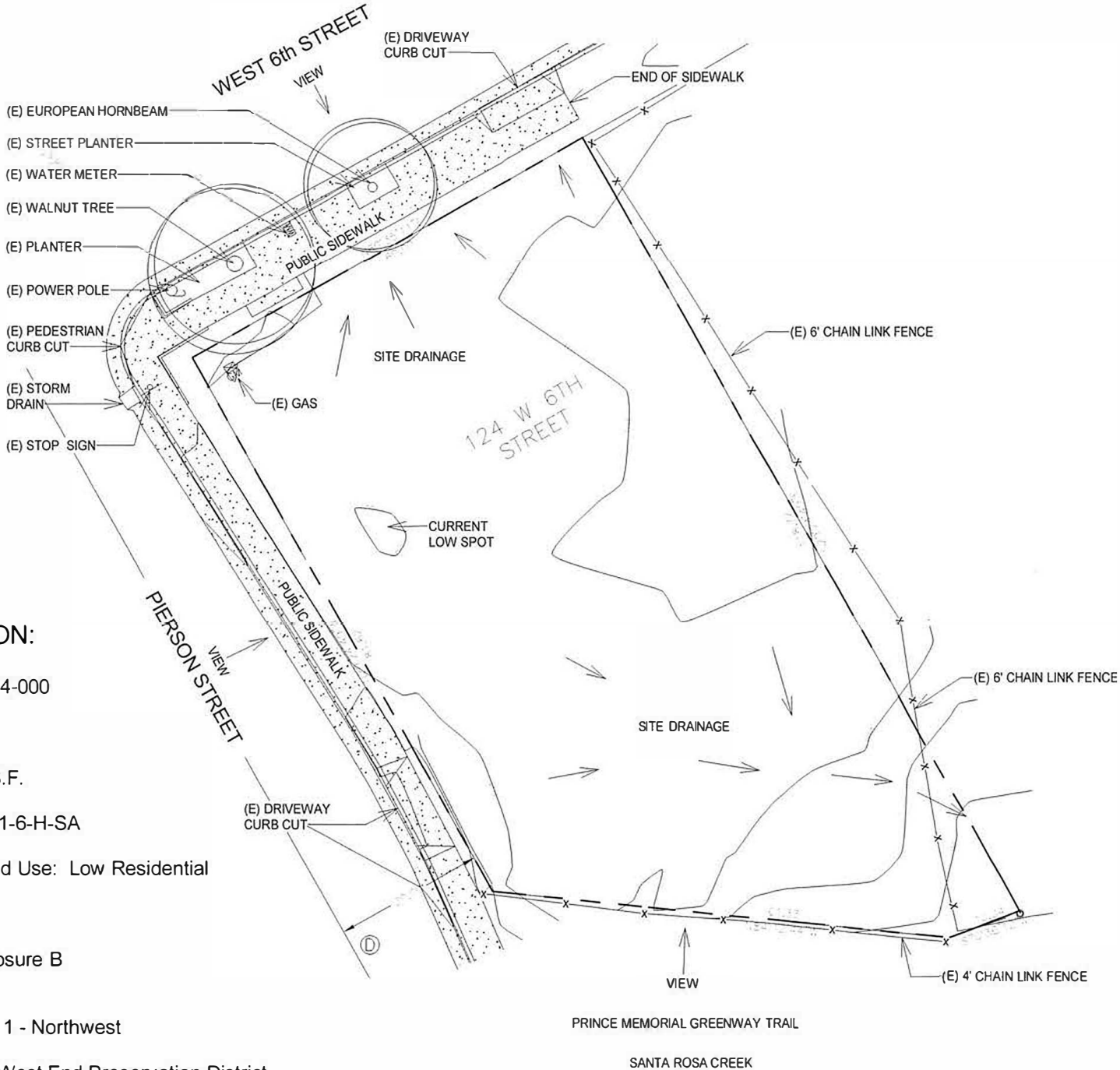
NOTES &
SITE
ANALYSIS

Scale As indicated
Date 6/18/2019
Drawn by C. Thomas

D1

NOTES:

The initial small 1890 house was repeatedly remodeled and added onto over the last century and the street side facades were covered with aluminum siding, negating its original historic value. The proposed new house honors the historic context of the neighborhood with a simple footprint, classic bayfront windows, front and rear porch, and Queen Ann style decorative trim. Typical of construction in the West End Historic District, the new 2-car garage replacing the old streetfront garage and carport will be detached and located at the rear of the new house, accessed by a side driveway. The proposed Carriage Style will allow a second dwelling unit above. The new buildings will be energy-efficient, employ green construction, have solar panels, and allow more area for water-conserving landscaping. The setback on Pierson Street will be increased from the original 5 feet to 10 feet, opening up the corner for a 30 foot vision triangle of traffic on both West 6th and Pierson Streets.



DESCRIPTION:

APN: 010-166-004-000

AP Map: 01016

Lot Area: 6500 S.F.

Zoning Code: R-1-6-H-SA

General Plan Land Use: Low Residential

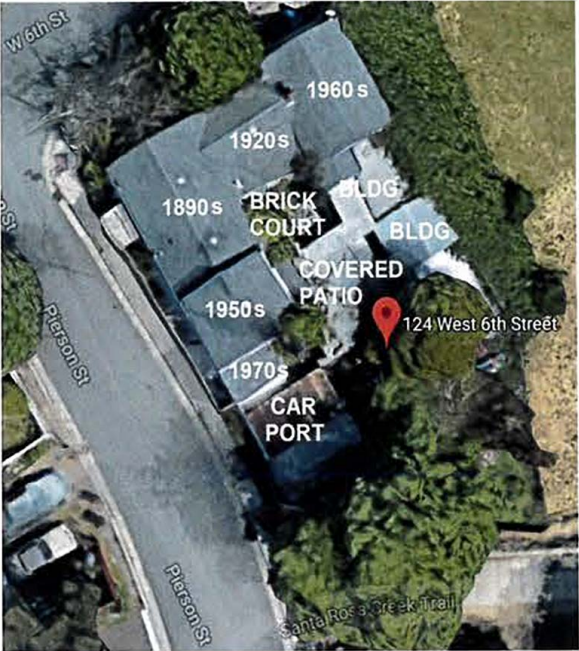
Seismic Zone: 5

Wind Zone: Exposure B

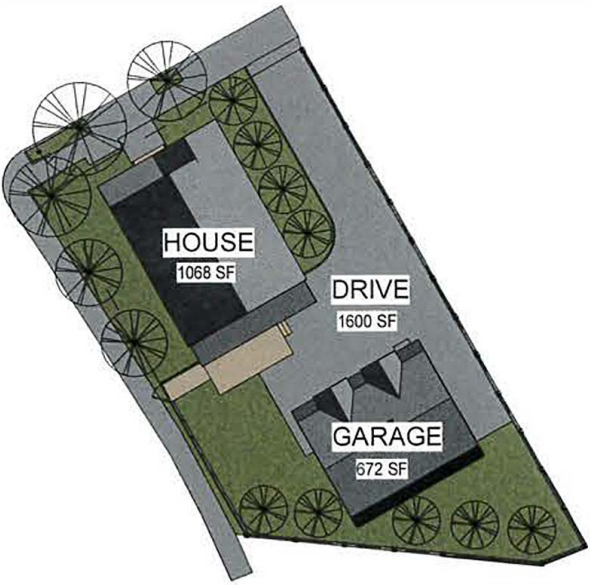
Park Fees Area
Service Area No. 1 - Northwest

Historic District: West End Preservation District

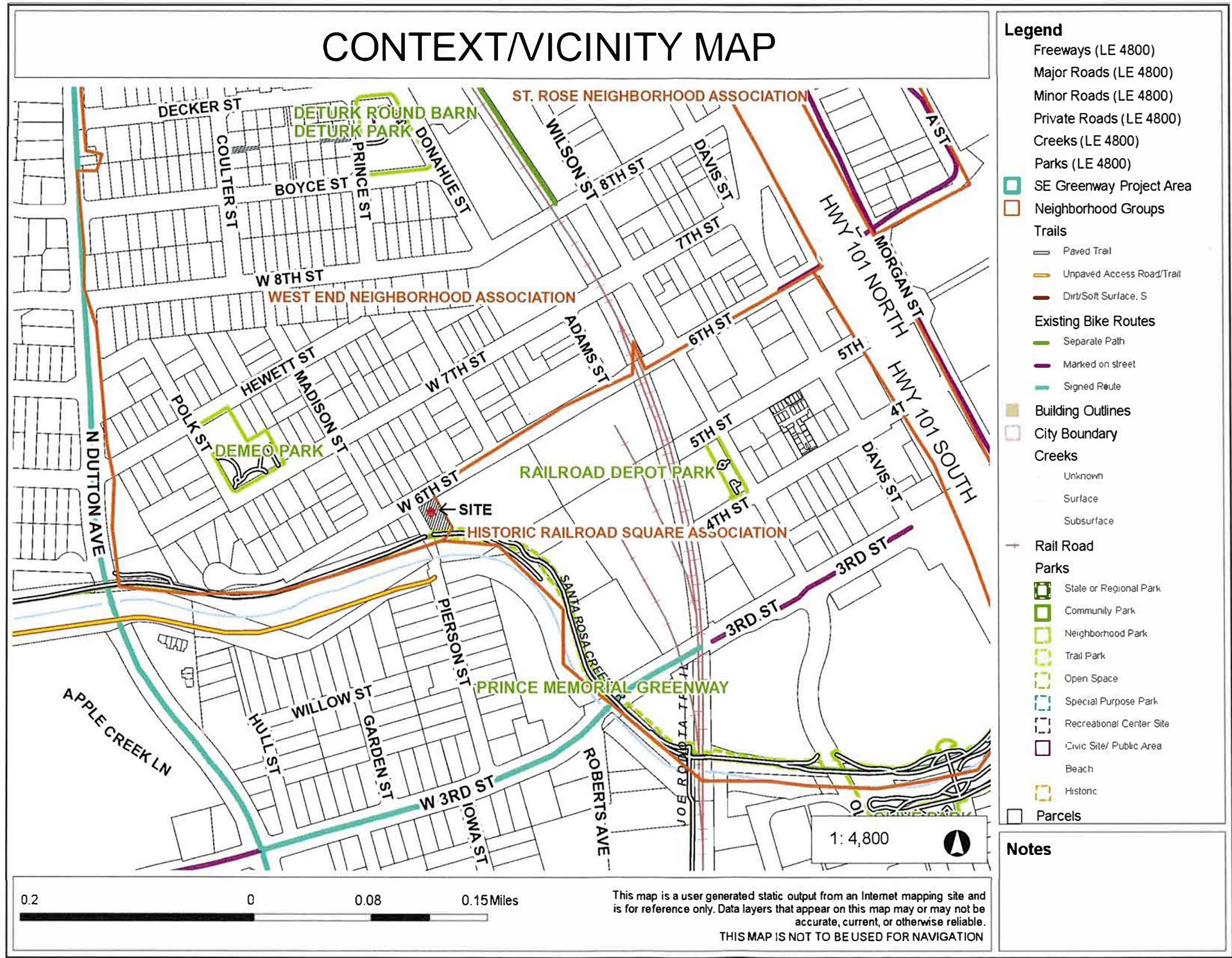
Neighborhood: West End Neighborhood Association



ORIGINAL BUILDINGS ON SITE
WITH ESTIMATED YEAR OF CONSTRUCTION
APPROXIMATELY 80% SITE COVERAGE



PROPOSED BUILDINGS FOOTPRINT
30% SITE COVERAGE PLUS
1600 SF PERMEABLE PAVING



THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

CONTEXT/ VICINITY MAP

Scale
Date 6/18/2019
Drawn by C. Thomas

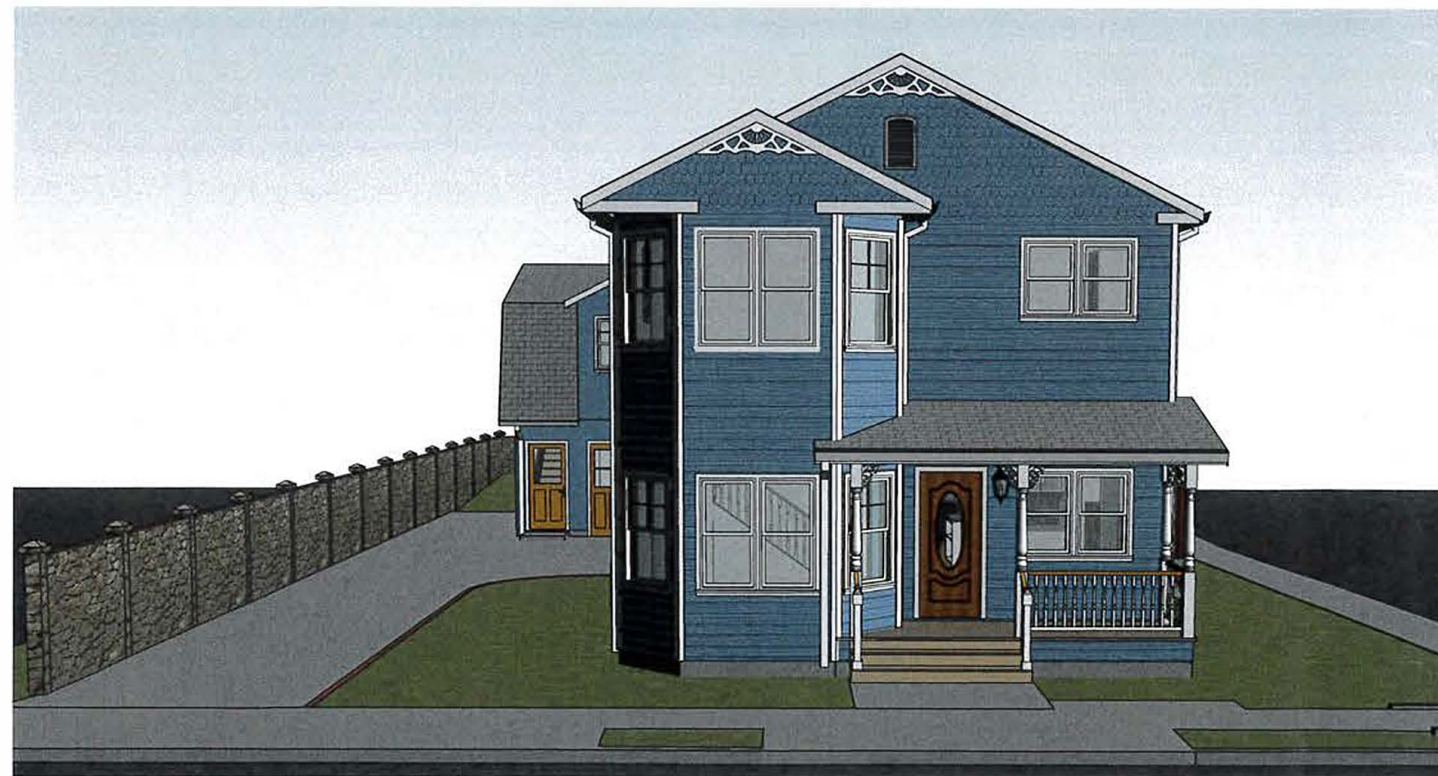
D2



Original West 6th Street Elevation

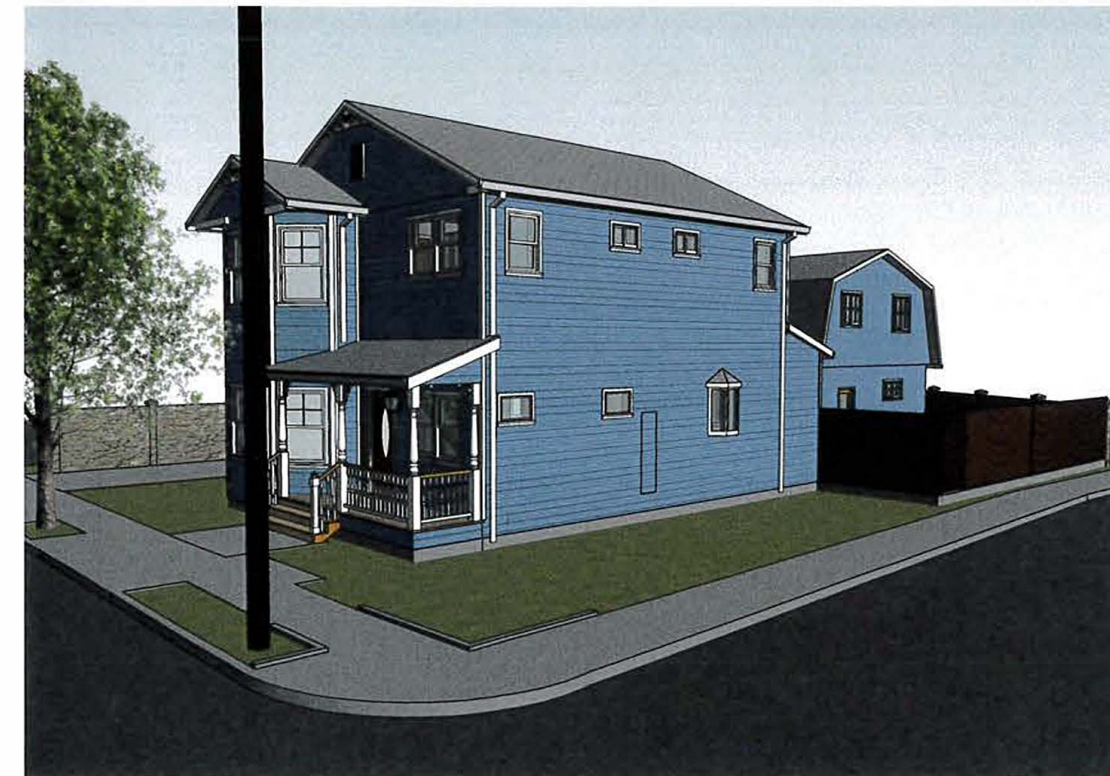


Original 6th & Pierson St Elevation



Proposed West 6th Street Elevation

EXISTING TREES NOT SHOWN FOR CLARITY



Proposed 6th & Pierson St Elevation

EXISTING WALNUT TREE NOT SHOWN FOR CLARITY

THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

ORIGINAL/
PROPOSED
ELEVS

Scale
Date 6/18/2019
Drawn by C. Thomas

D3

SITE PLAN
1" = 10'-0"

124 WEST 6th ST SANTA ROSA CA 95401

Scale 1" = 10'-0"
Date 6/18/2019
Drawn by C. Thomas

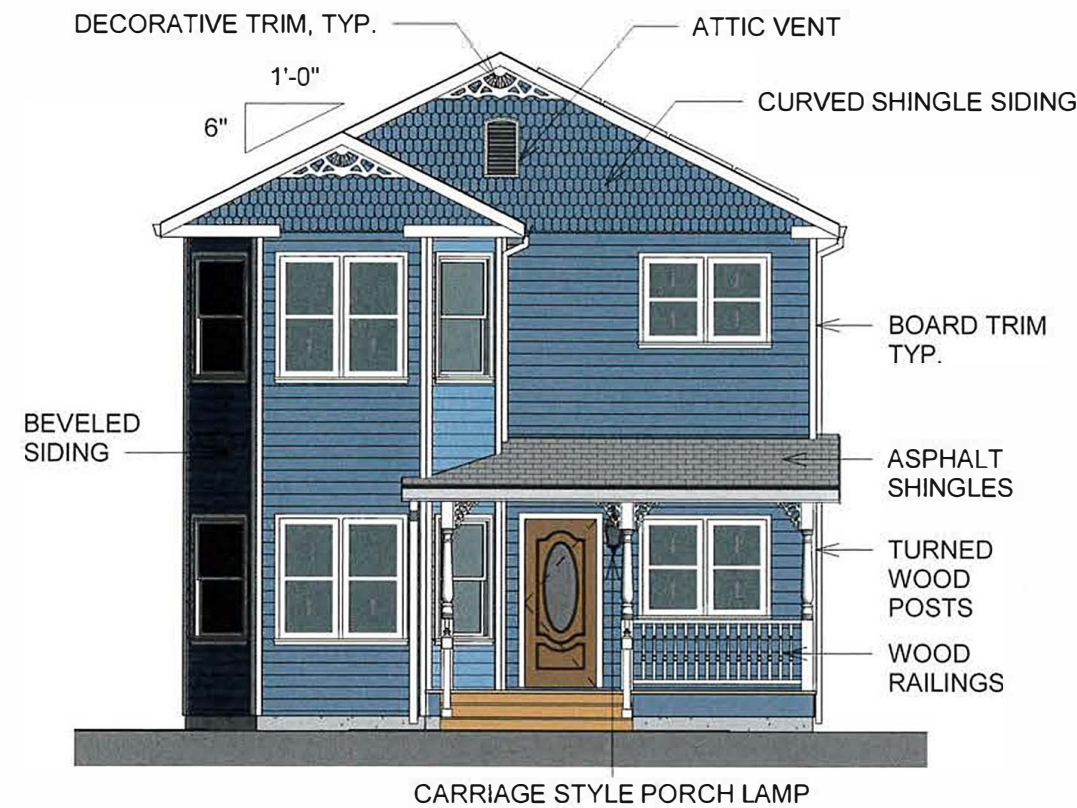
D4

THOMAS REPLACEMENT HOUSE
124 WEST 6th ST SANTA ROSA CA 95401

HOUSE
ELEVS

Scale 1/8" = 1'-0"
Date 6/18/2019
Drawn by C. Thomas

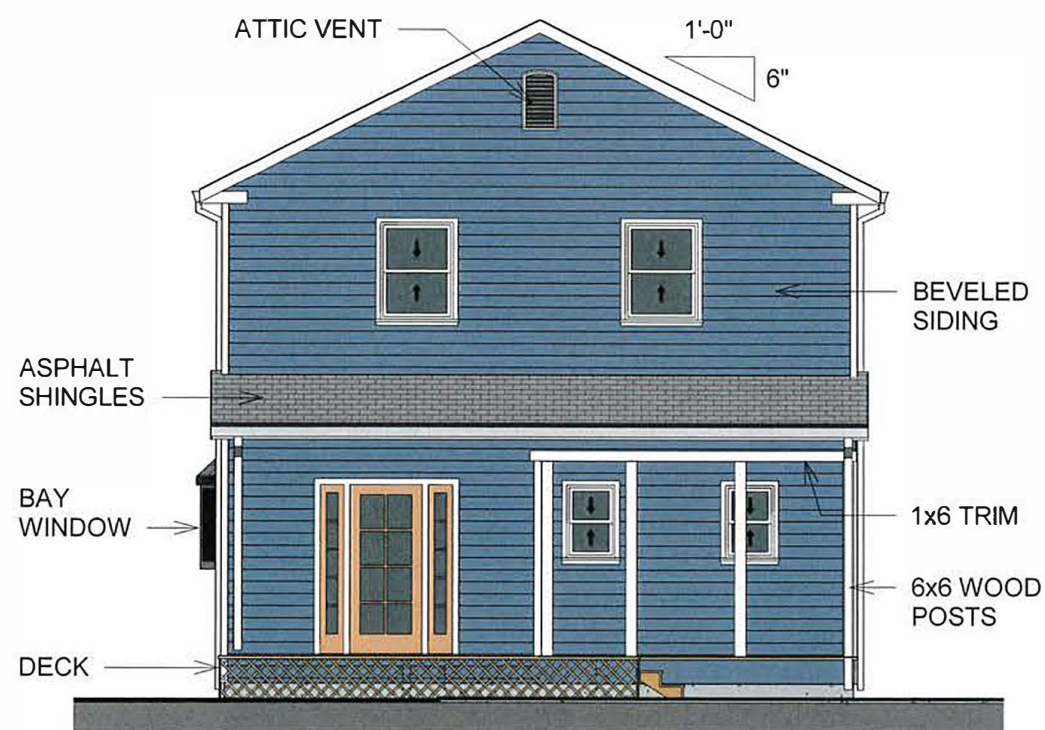
D5



① HOUSE NORTH - REVISED WINDOWS
1/8" = 1'-0"



② HOUSE EAST - REVISED WINDOWS
1/8" = 1'-0"



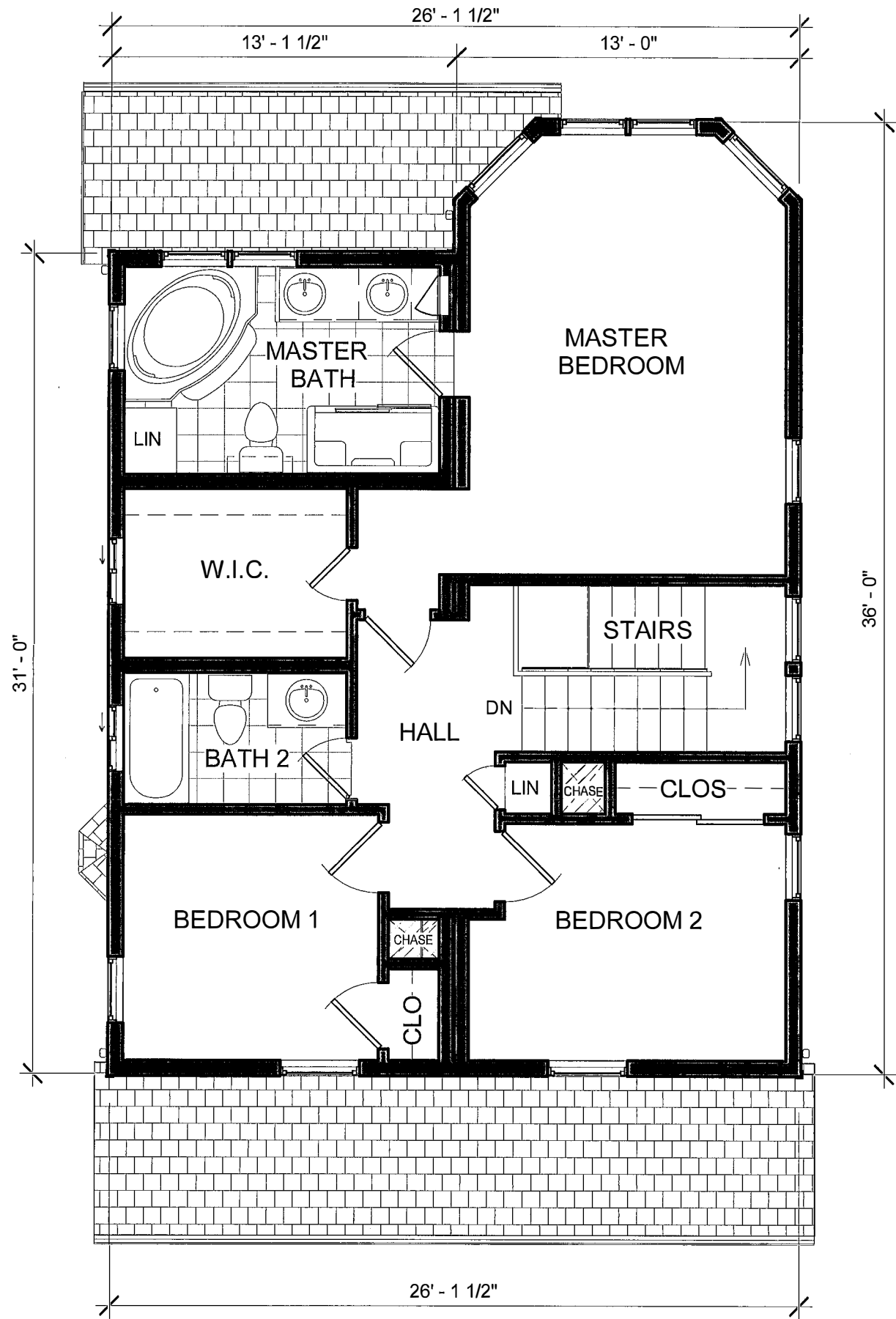
③ HOUSE SOUTH
1/8" = 1'-0"



④ HOUSE WEST - REVISED WINDOWS
1/8" = 1'-0"

6/18/2019 2:20:24 AM

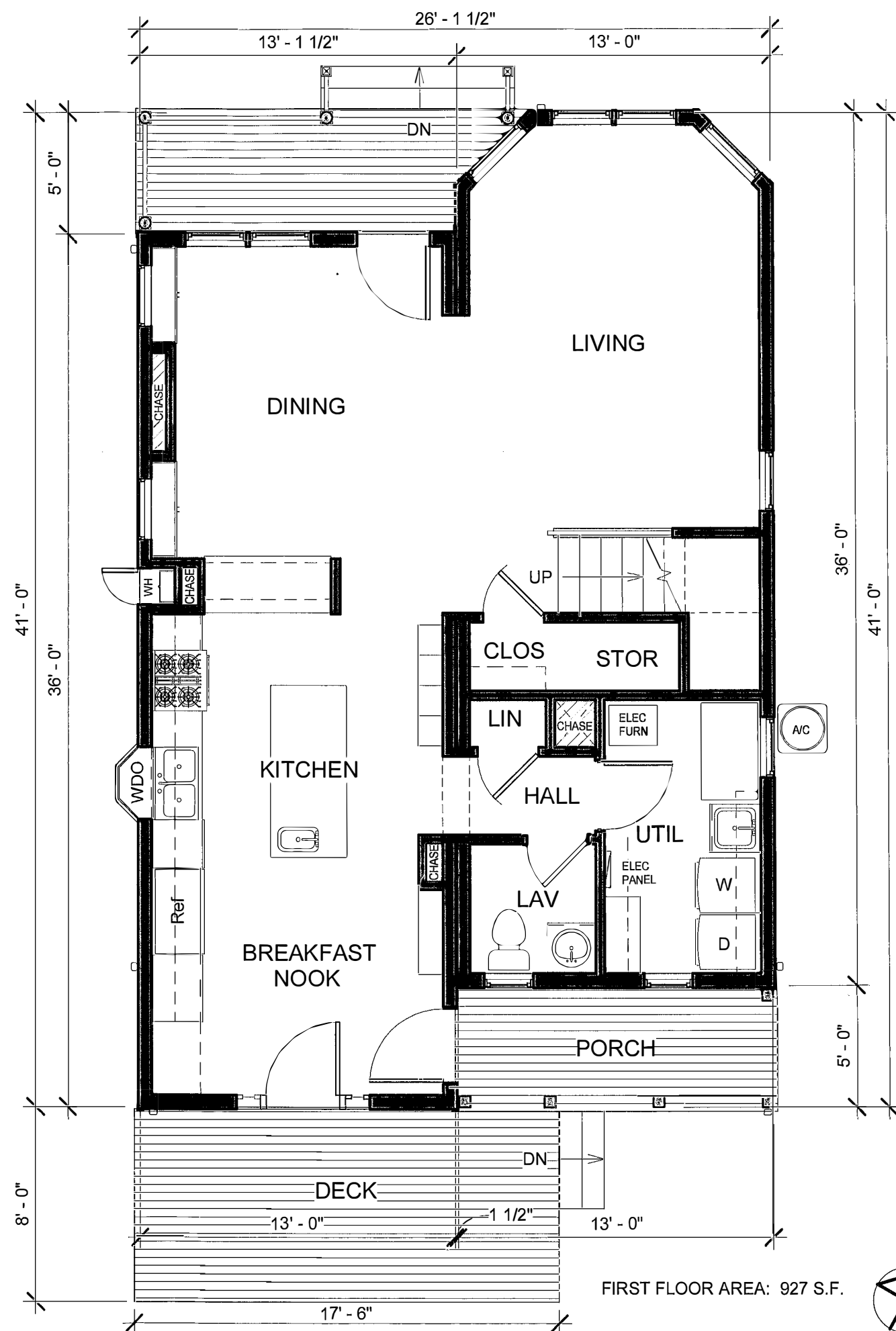
6/18/2019 2:20:27 AM



SECOND FLOOR AREA: 798 S.F.



② 2ND FLOOR PRESENTATION
3/16" = 1'-0"



FIRST FLOOR AREA: 927 S.F.



① 1ST FLOOR PRESENTATION
3/16" = 1'-0"

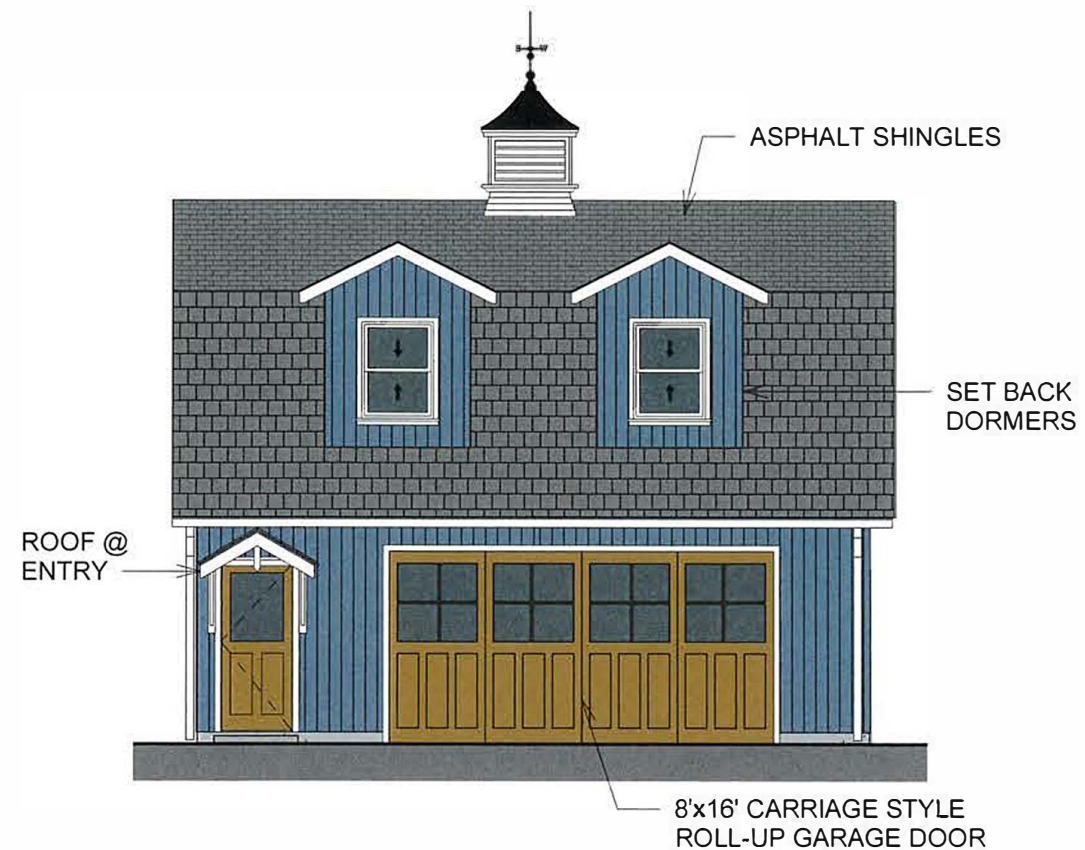
THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

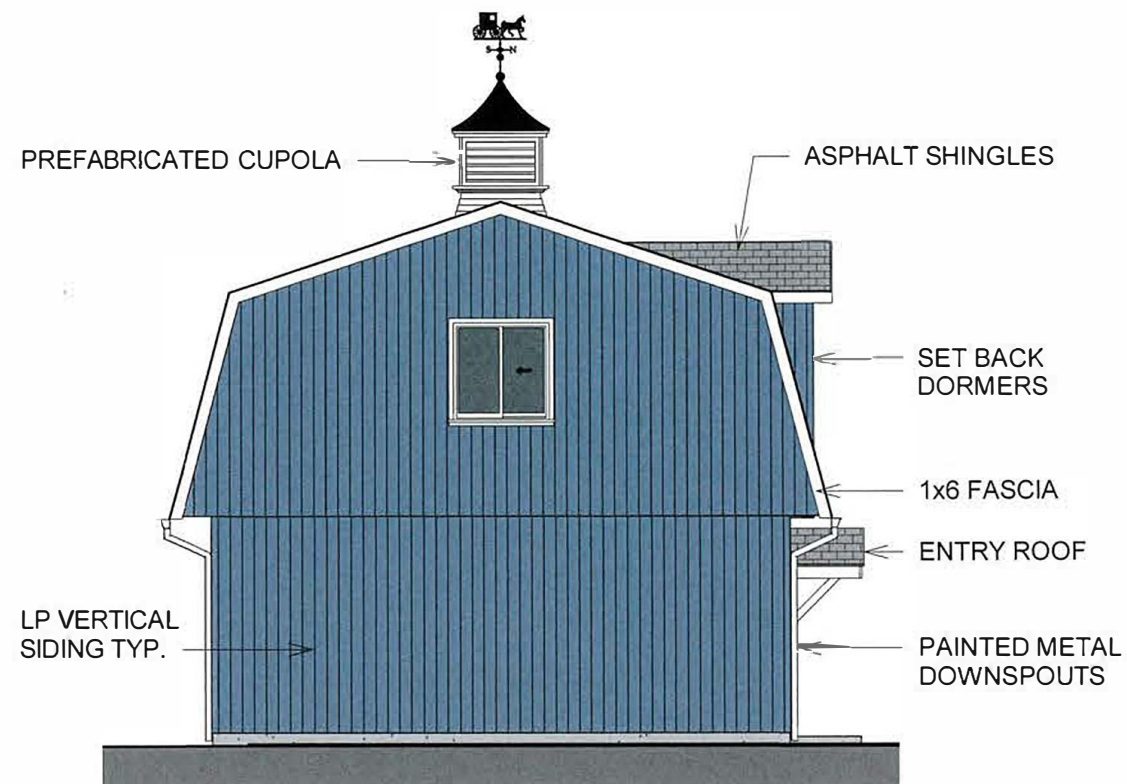
HOUSE
FLOOR
PLANS

Scale 3/16" = 1'-0"
Date 6/18/2019
Drawn by C. Thomas

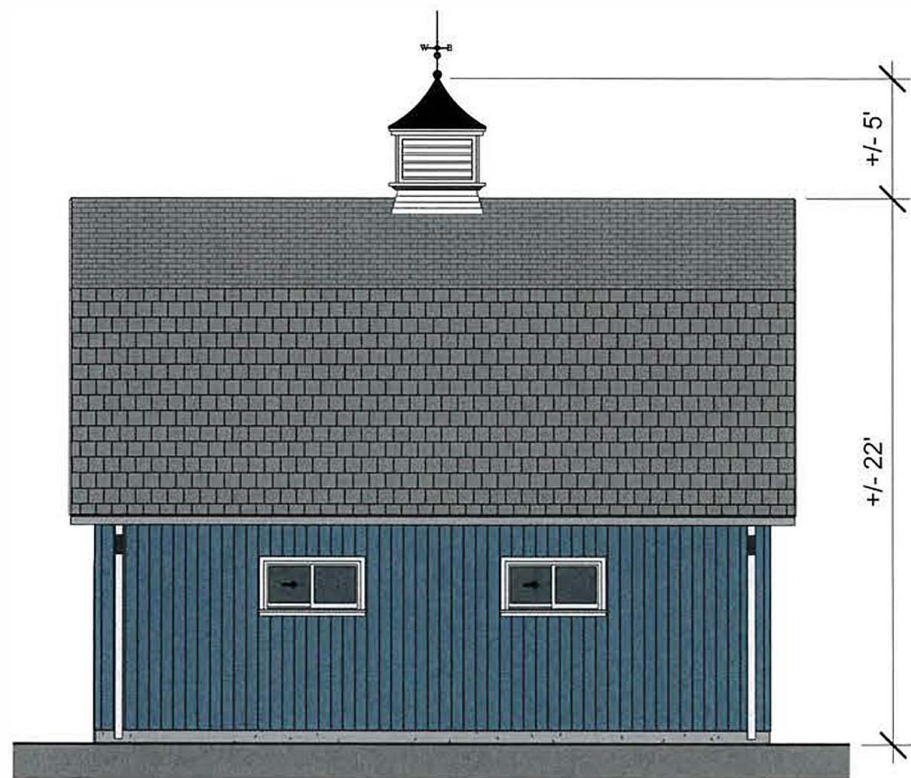
D6



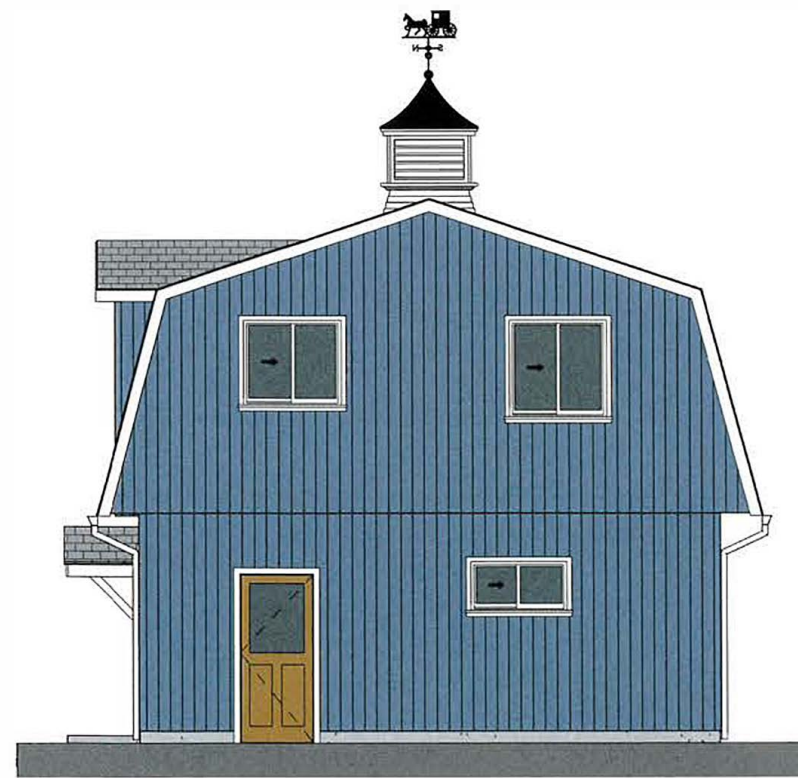
① GARAGE/SECOND UNIT NORTH - REVISED DORMERS
1/8" = 1'-0"



② GARAGE/SECOND UNIT EAST
1/8" = 1'-0"



③ GARAGE/SECOND UNIT SOUTH
1/8" = 1'-0"



④ GARAGE/SECOND UNIT WEST
1/8" = 1'-0"

NOTE: GARAGE AND SECOND DWELLING UNIT TO BE UNDER SEPARATE PERMIT

THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

GARAGE/
2nd UNIT
ELEVS

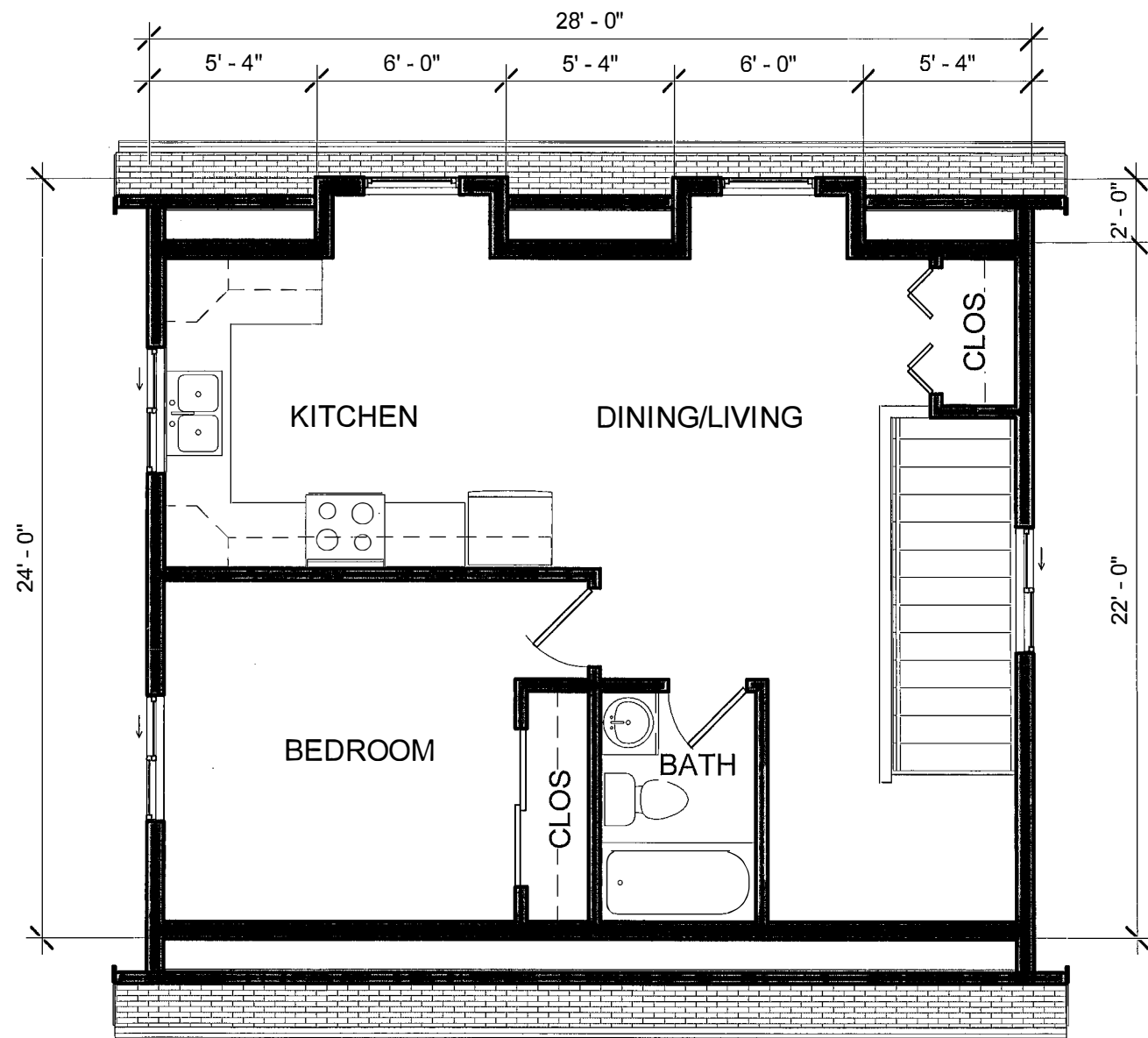
Scale 1/8" = 1'-0"

Date 6/18/2019

Drawn by C. Thomas

D7

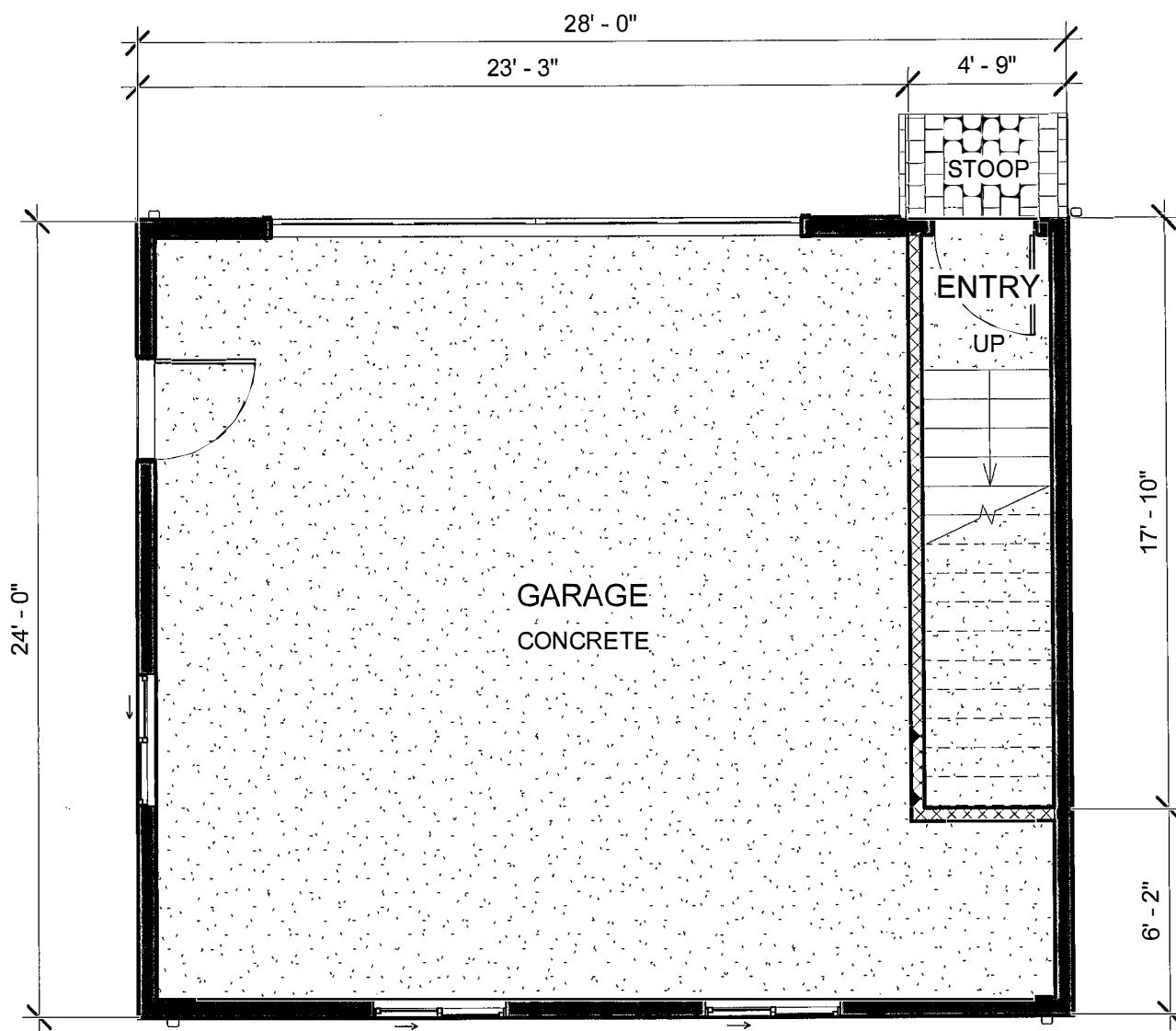
6/18/2019 2:20:30 AM



SECOND UNIT AREA: 634 S.F.



② 2nd UNIT PRESENTATION
3/16" = 1'-0"



GARAGE AREA: 590 S.F.



① GARAGE PRESENTATION
3/16" = 1'-0"

NOTE: GARAGE AND SECOND DWELLING UNIT TO BE UNDER SEPARATE PERMIT

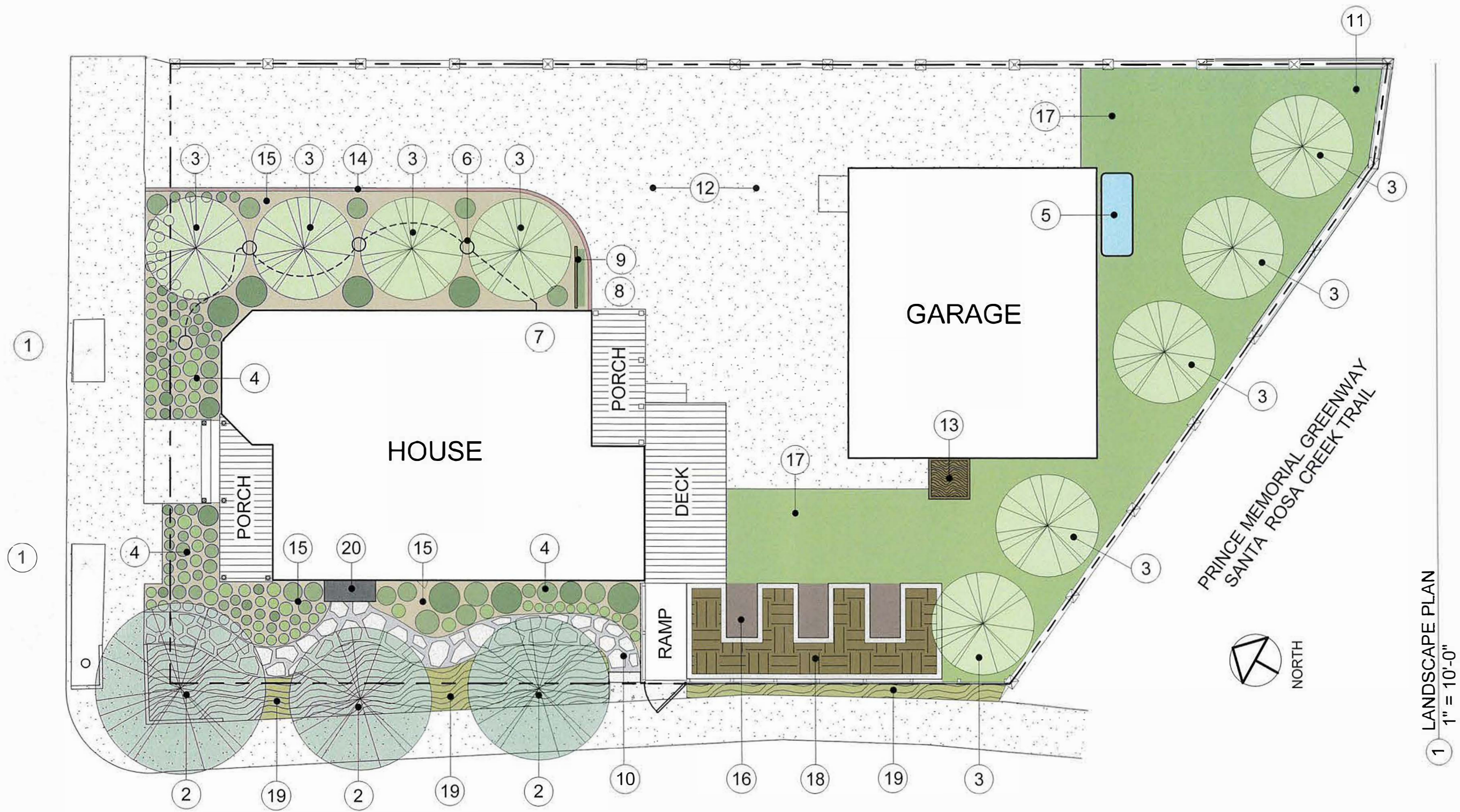
THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

GARAGE/
2nd UNIT
PLANS

Scale 3/16" = 1'-0"
Date 6/18/2019
Drawn by C. Thomas

D8



- | | | | |
|--------------------------|--------------------------------|---------------------------|--|
| 1 EXISTING STREET TREE | 6 GREY WATER DRAIN FOR LAUNDRY | 11 RAIN GARDEN VEGETATION | 16 BARK |
| 2 NEW STREET TREE | 7 LAUNDRY ROOM | 12 PERMEABLE PAVING | 17 GROUNDCOVER (TBD) |
| 3 FRUIT TREE | 8 TRASH CANS | 13 COMPOST BIN | 18 RAISED VEGETABLE BEDS |
| 4 FLOWER & HERB GARDEN | 9 TRELLIS SCREEN W/ KIWI GRAPE | 14 CURB | 19 NATIVE DROUGHT-RESISTANT PLANTS |
| 5 RAINWATER HARVEST TANK | 10 PERMEABLE GRAVEL W/ PAVERS | 15 MULCH | 20 SHED FOR UTILITY METERS & IRRIGATION CONTROLS |

NOTE: LANDSCAPE PLAN IS FOR CONCEPTUAL PURPOSE ONLY, AND SHALL BE PROFESSIONALLY DESIGNED FOR PERMIT SUBMITTAL.

THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

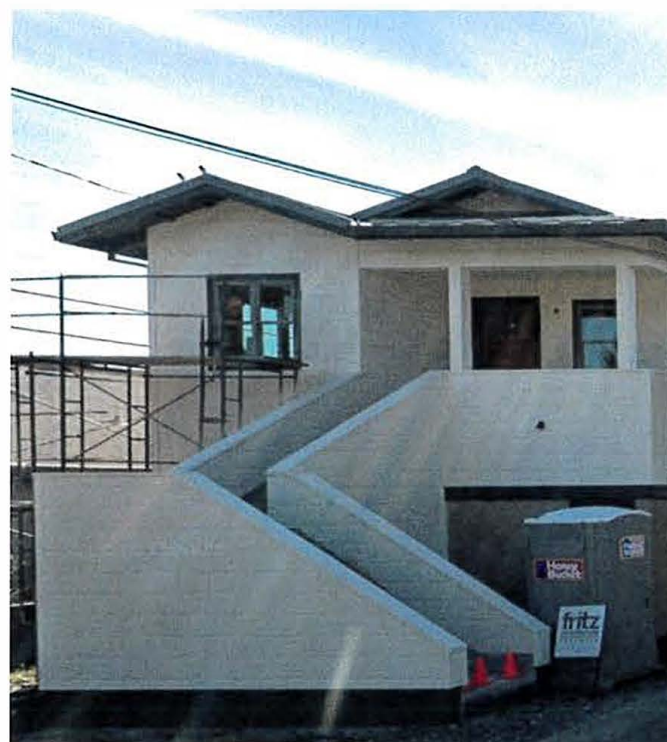
LANDSCAPE PLAN

Scale 1" = 10'-0"
Date 6/18/2019
Drawn by C. Thomas

L1



WEST 7th STREET



JEFFERSON STREET

THOMAS REPLACEMENT HOUSE

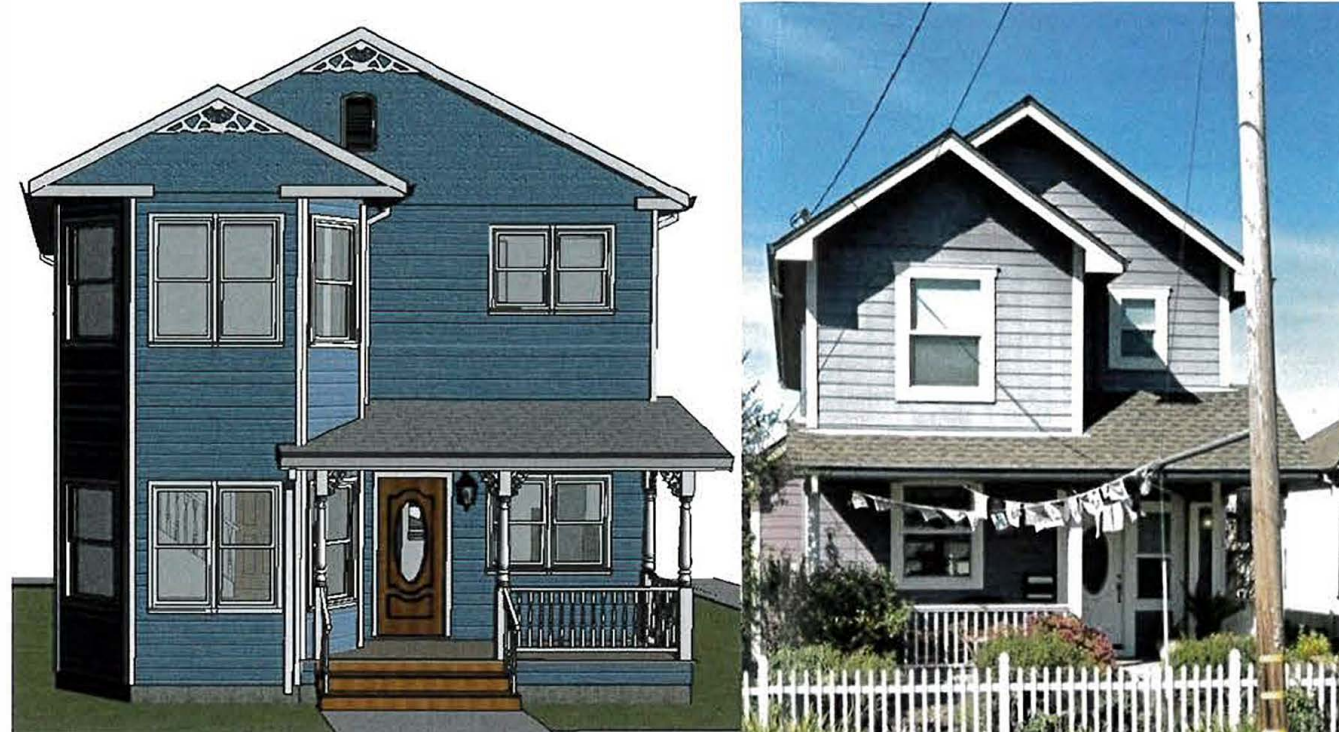
124 WEST 6th ST SANTA ROSA CA 95401

MASSING
STUDY 1

Scale
Date 6/18/2019
Drawn by C. Thomas

AP1

REPLACEMENT HOUSE @ 28'-4" IS APPROXIMATELY 3 TO 5 FEET HIGHER THAN EXISTING HOUSES



WEST 8th STREET



HABITAT FOR HUMANITY - BOYCE STREET

REPLACEMENT HOUSE @ 28'-4" IS APPROXIMATELY 2 TO 4 FEET HIGHER THAN EXISTING HOUSES

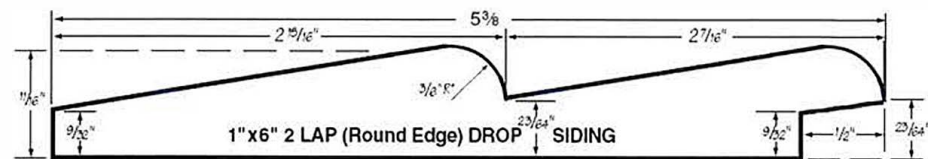
THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

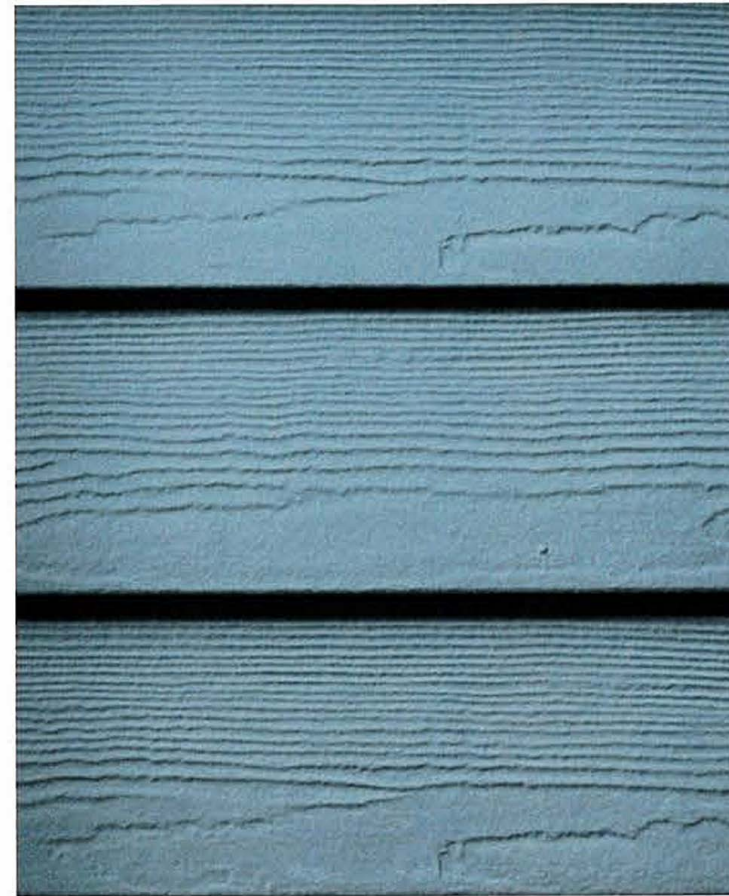
MASSING
STUDY 2

Scale
Date 6/18/2019
Drawn by Author

AP2



ORIGINAL HOUSE SIDING UNDERNEATH



PROPOSED HARDIE PLANK BEVEL SIDING



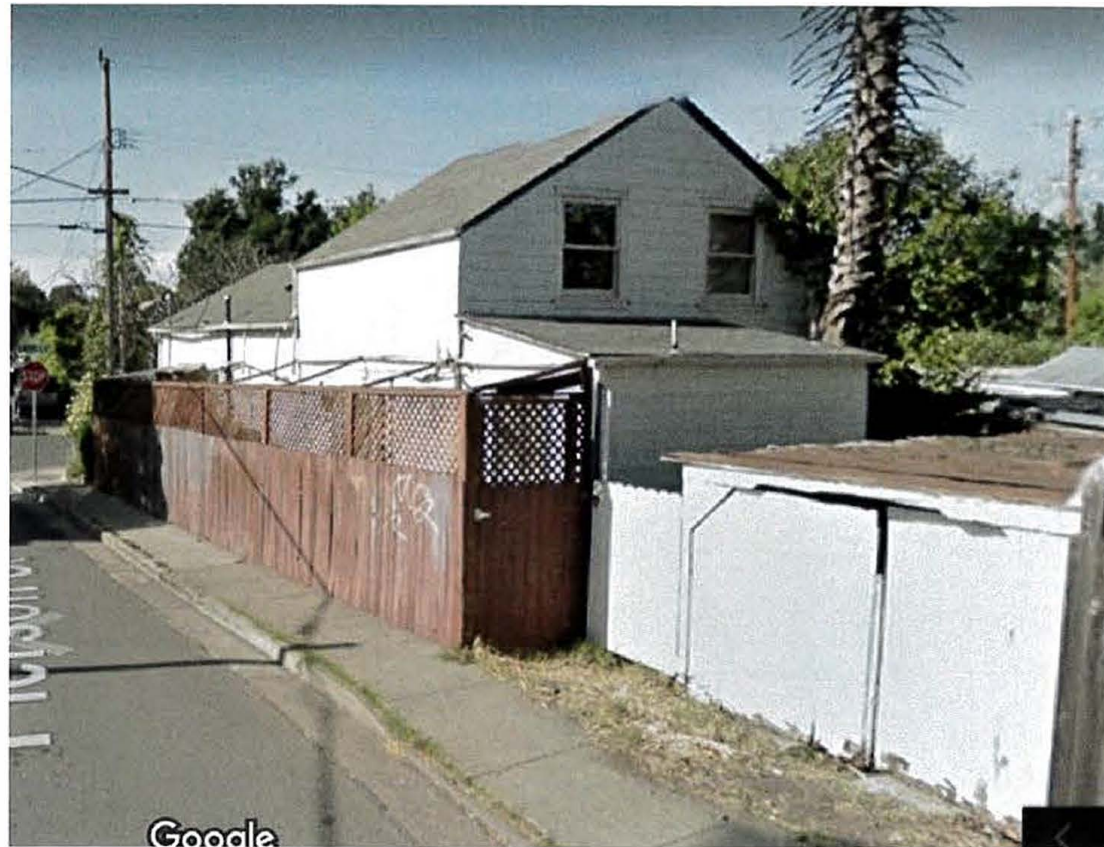
HISTORIC CONTEXT: BEVEL SIDING HAS EXISTED ON THIS HOUSE FOR 60+ YEARS

THOMAS REPLACEMENT HOUSE
124 WEST 6th ST SANTA ROSA CA 95401

SIDING
STUDY

Scale
Date 6/18/2019
Drawn by C. Thomas

AP3



OLD HOUSE



REPLACEMENT HOUSE

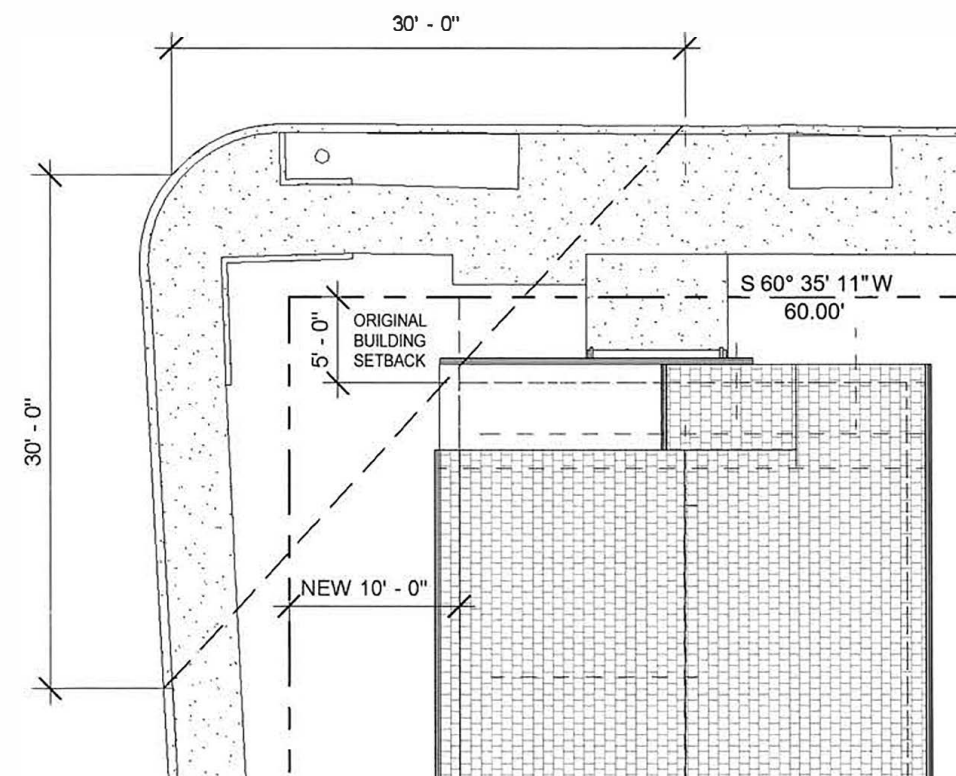
THOMAS REPLACEMENT HOUSE
124 WEST 6th ST SANTA ROSA CA 95401

MITIGATION:

- TRIM BACK WALNUT TREE
- RELOCATE ROSEBUSH
- REMOVE REMAINING BUSHES



BLOCKED VIEW @ OLD CORNER



NEW VIEW TRIANGLE

CORNER
VIEW
TRIANGLE

Scale
Date 6/18/2019
Drawn by C. Thomas

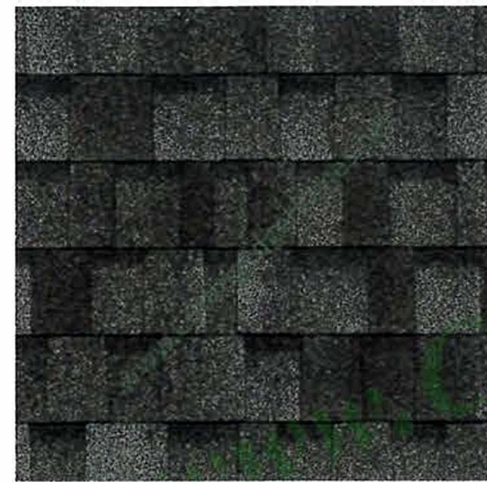
AP4



BAY WINDOW SAMPLE



BEVEL SIDING & TRIM



CLASS "A" SHINGLES



PORCH LIGHT



ROUND SHINGLES @ GABLES
(SIMILAR)



VINYL WINDOW EXAMPLES
BY CR WINDOWS & DOORS, HAYWARD CA



PORCH RAILING



PORCH TRIM



GABLE END TRIM

THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

MATERIAL
SAMPLES

Scale
Date 6/18/2019
Drawn by C. Thomas

AP5