

RESOLUTION NUMBER

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR EXTERIOR ADDITIONS AND REPAIRS TO THE RESIDENCE LOCATED AT 1220 MCDONALD AVENUE IN THE MCDONALD AVENUE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 180-640-048, FILE NUMBER LMA21-015

WHEREAS, on August 2nd, 2021, the Project application was submitted to Planning and Economic Development requesting exterior modifications, including expanding the backyard cabana to build a new bathroom which involves the creation of public-facing exterior walls with siding that matches the existing structure. The Project also includes constructing two brick pilasters at the entry walkway along McDonald Avenue, designed to match the existing brick pilasters on Park Street, extending the existing front porch, and repairing the Park Street fence. Second floor modifications include the addition of a safety guardrail to the existing deck and converting multiple windows into French doors for deck accessibility. The residential structure is located at 1220 McDonald Avenue, also known as Assessor's Parcel No.180-640-048, and

WHEREAS, on January 6th, 2022, 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:

- A. The proposed exterior changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020 in that the CHB has the authority to reduce setbacks pursuant to Zoning Code Section 20-28.040 after making two additional findings, which are listed as B & C below; and
- B. The reduced setback will not significantly impair the residential privacy of the proposed structures or any adjacent existing or anticipated residential structures or use in that the proposed encroachment is of two pilasters at the front of the property that are not associated with any new occupied space; and
- C. The reduced setback enhances and protects the historic development pattern of the preservation district or any adjacent contributing properties and that approving a reduced setback facilitates a superior project that enhances the appearance and functionality of the residence; and
- D. The proposed exterior changes implement the General Plan and any applicable specific plan in that the property is in an area designated as Low Density Residential on the General Plan Land Use Diagram, is currently developed with a single-family residence,

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and the proposed changes will not change the use. The Project has been reviewed in compliance with the Historic Preservation section of the General Plan and has been found to preserve the character of the McDonald Avenue Preservation District; and

- E. The proposed exterior changes are consistent with the original architectural style and details of the building in that the addition of the second story deck will restore the original feature to the residence and the addition of the entry way pilasters match the other existing pilasters on the site; and
- F. The proposed exterior changes are compatible with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district in that the proposed improvements are intended to enhance the appearance and functionality of the residence while remaining consistent with similar design elements found throughout the McDonald Avenue Preservation District; and
- G. The proposed exterior changes are consistent and/or compatible with the textures, materials, fenestration, decorative features and details of the time period of the building's construction in that the building, which is not identified as a contributor to the McDonald Avenue Preservation District, was originally constructed in 1963, then, with an approved Landmark Alteration Permit, the structure was modified in 2006, and the proposed project continues the previously approved changes to both elevations; and
- H. The proposed exterior change will not destroy or adversely affect important architectural features in that the home is not identified as a contributor to the McDonald Avenue Preservation District and changes to newer buildings need only be compatible with the houses architectural style and the neighborhood, and the Design Guideline policies are implemented throughout the design of the proposed Project to achieve neighborhood compatibility; and
- I. The proposed exterior changes are consistent with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision) in that the property will continue to be used for its original residential purpose and the proposed improvements are intended to enhance the appearance and functionality of the residence while remaining consistent with similar design elements found throughout the McDonald Avenue Preservation District; and
- J. Pursuant to CEQA Guidelines Section 15301, the Project qualifies for a categorical exemption because it proposes minor modifications to an existing structure, which was constructed several years after the District's period of significance and is not identified as a contributor to the district and, therefore, has no value as a historic resource.

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 Building permits for the proposed project. Plans submitted for building permit must be consistent with the plans approved by the Cultural Heritage Board, dated January 5th, 2022.
2. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
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. Provided conditions are complied with and the phased work has commenced within two years from the approval date.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 6th day of January 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
Brian Meuser, Chair

ATTEST: _____
Susie Murray, Executive Secretary

Attachment 1: Exhibit A -Engineering Development Services