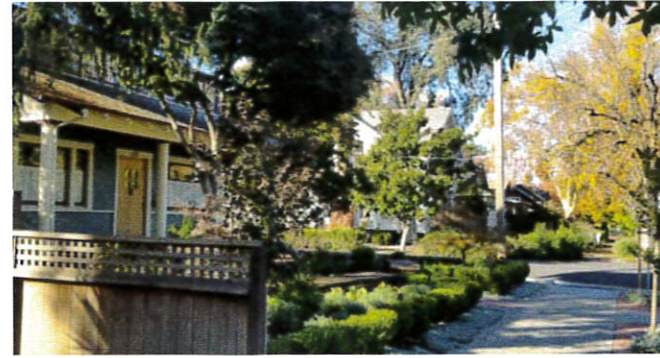
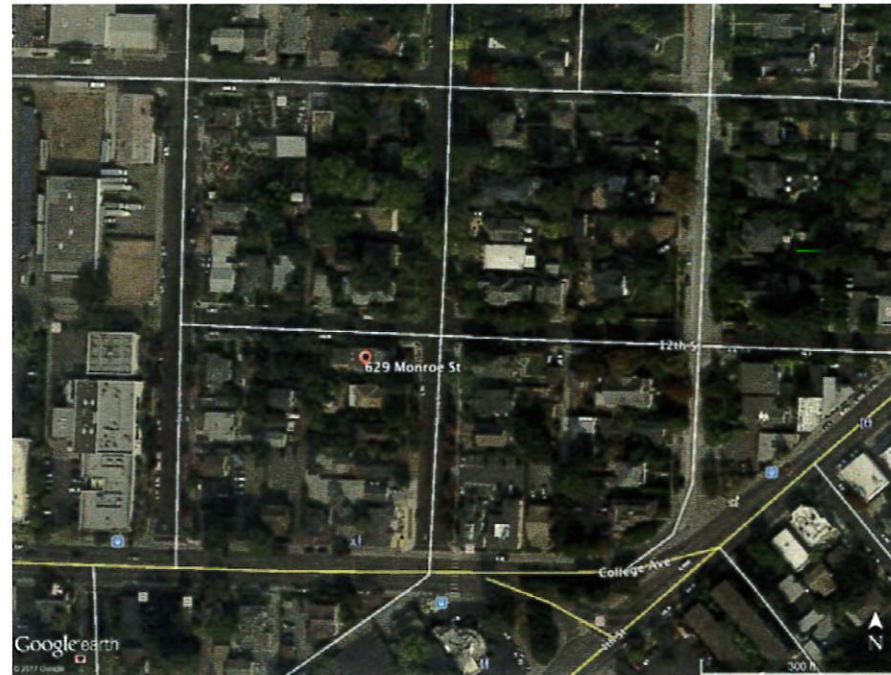
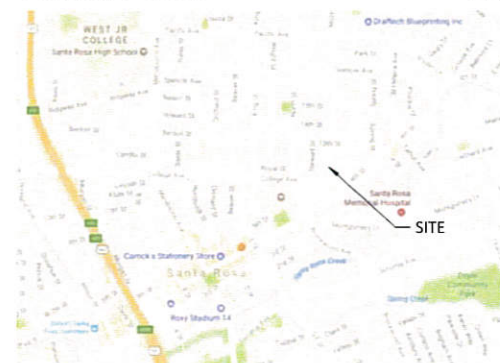


NEIGHBORHOOD CONTEXT MAP



VICINITY MAP

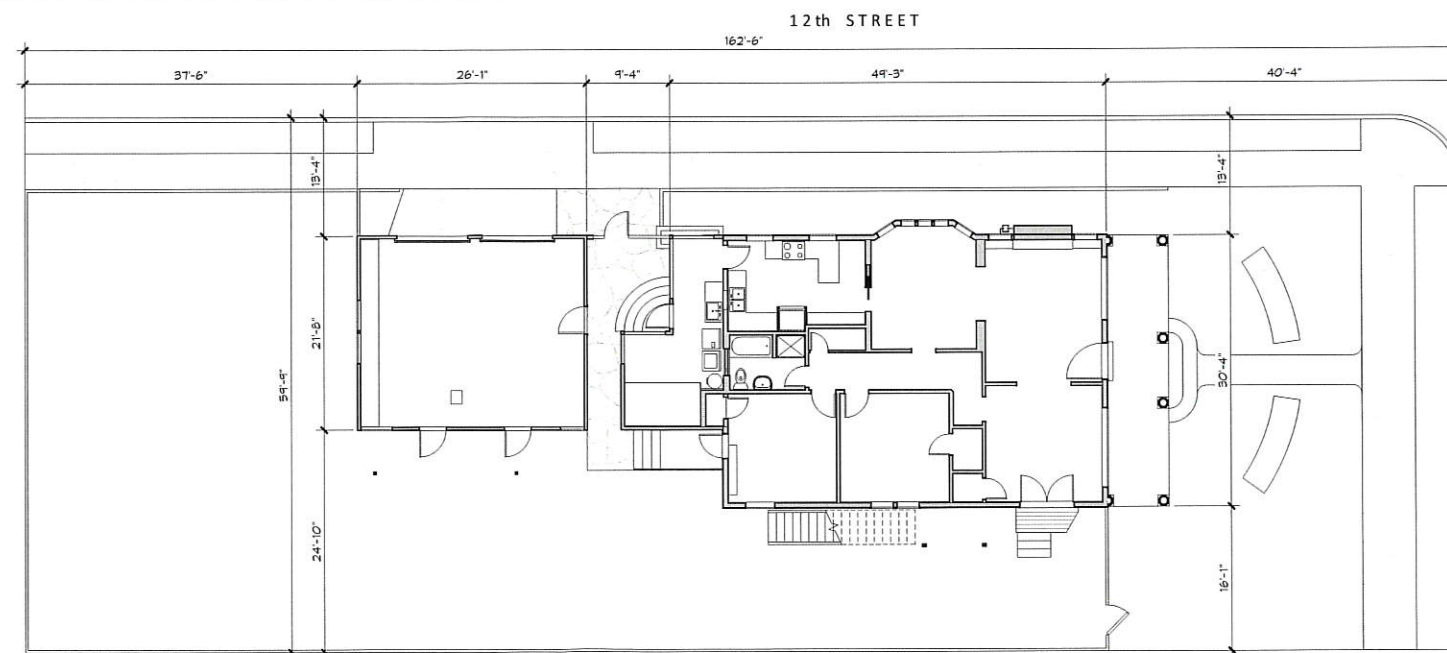


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- A3 Existing Exterior Elevations
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- A4-1.2 Proposed Exterior Elevations Alternate #1
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- A5-2 Camera Views Alternate #2



Major Landmark Alteration for 629 Monroe Street Santa Rosa, California



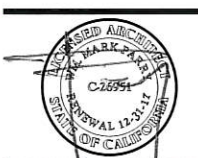
Existing Site Plan

PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT
NOV 22 2017
CITY OF SANTA ROSA
Santa Rosa, CA

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Major Landmark Alteration
for 629 Monroe Street
Santa Rosa, California

Existing Site Plan



PROJECT NUMBER: 1709
ISSUE DATE: 11/20/17
REVISION:



Sheet
A0

PROJECT NARRATIVE

The subject property is a contributor to the McDonald Addition Preservation District. It was surveyed in the 1991 Bloomberg Survey with a single photograph 109/08 in a ¾ front elevation view. The garage is not noted or mentioned in the survey.

The proposed project is the demolition of the existing garage and the unremarkable utility porch additions to the rear of the residence. These were added some time after the late 1950's. A sympathetic but distinct addition to the rear of the historic structure will provide an enlarged master bedroom and bath, gallery space and utility room.

According to the N.P.S. Standards of Rehabilitation: "The property will be used as it was historically. The historic character of the property will be retained and preserved. The new addition will not destroy the historic materials, features and spatial relationships characterized in the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, scale and proportions to protect the integrity of the property and its environment."

In order to achieve these objectives the addition will be slightly off set from the side elevation to clearly separate it from the historic structure. A traditional but contemporary style will clearly differentiate it from the old, yet it will be compatible with and reflect the historic materials, features, size, scale, proportions, massing.

A new garage with an Accessory Dwelling Unit above is proposed to replace the existing garage of substandard construction. This structure will be separated as was the previous garage by a covered breezeway reminiscing of the old. The new garage will be in approximately the same location and maintain similar finish materials.

AREA SUMMARY: EXISTING

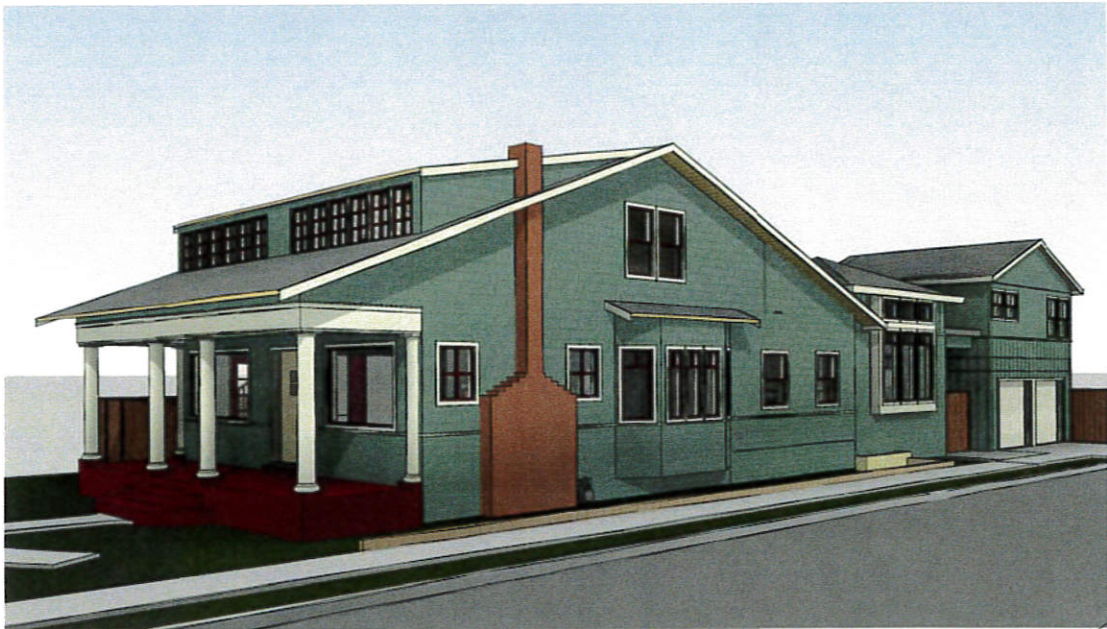
Residence First Floor	1,516 SF
Residence Second Floor	1,313 SF
Garage	563 SF
Total	3,393 SF

AREA SUMMARY: PROPOSED

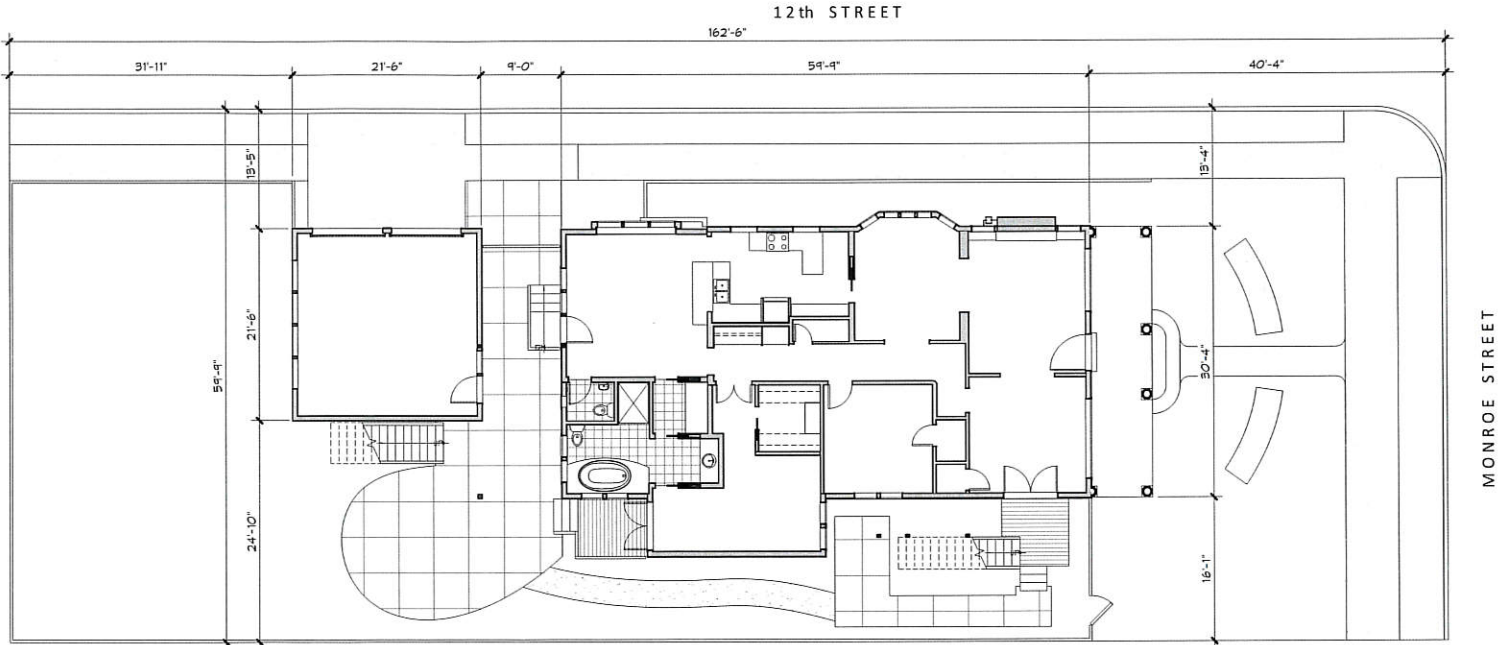
Residence First Floor	1,952 SF
Residence Second Floor	1,313 SF
Guest Unit	462 SF
Garage	462 SF
Total	4,190 SF



Proposed View

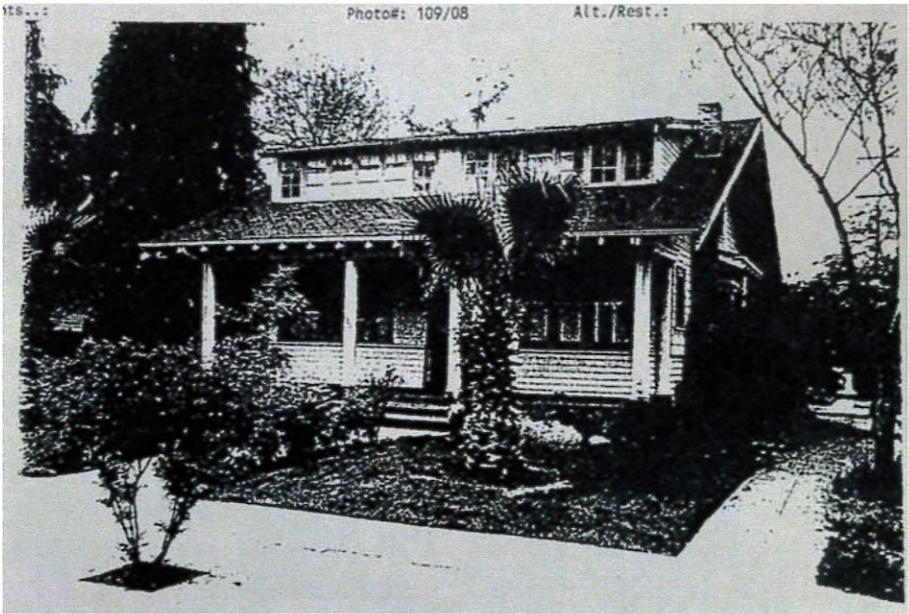


Proposed View



Proposed Site Plan

1" = 10'-0"



Bloomberg Survey Image 1991



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Proposed Site Plan



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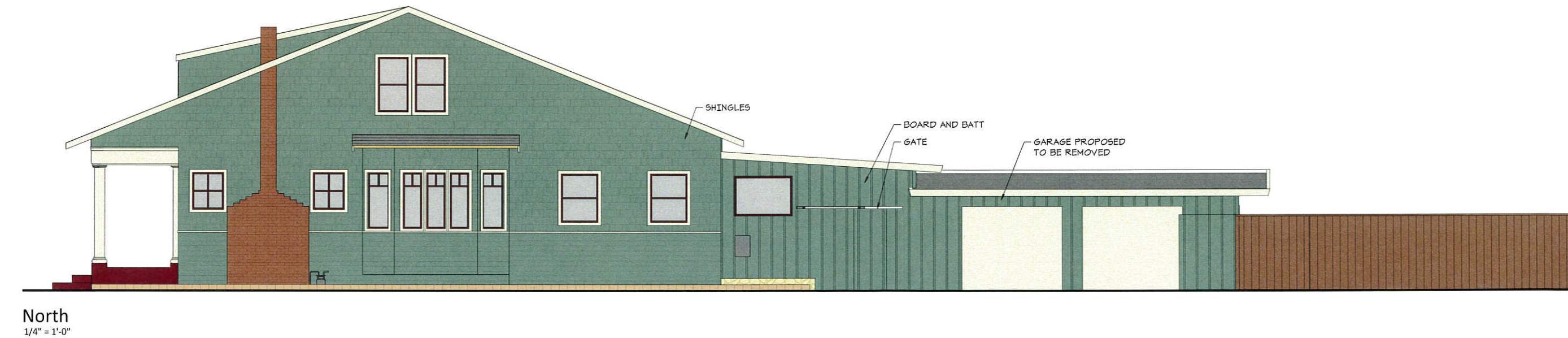
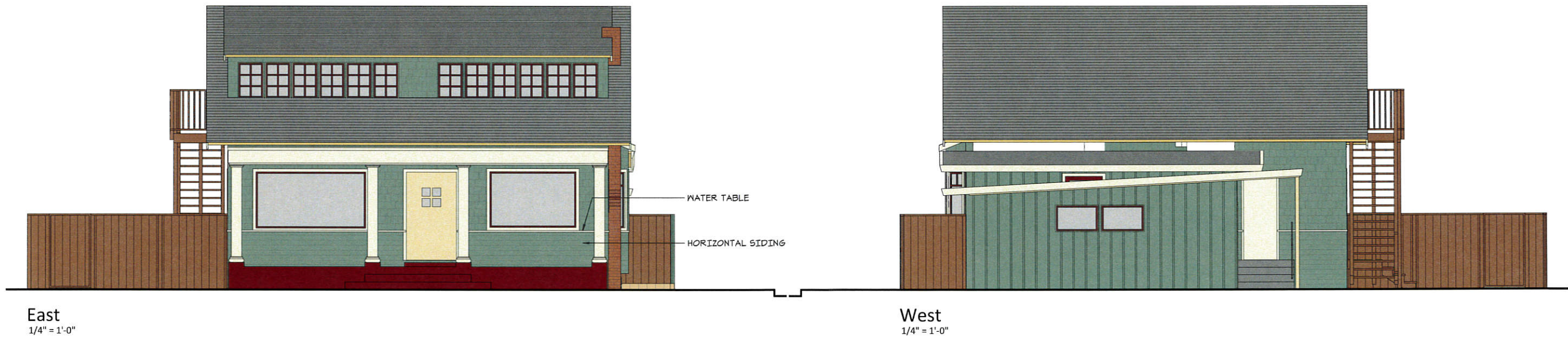
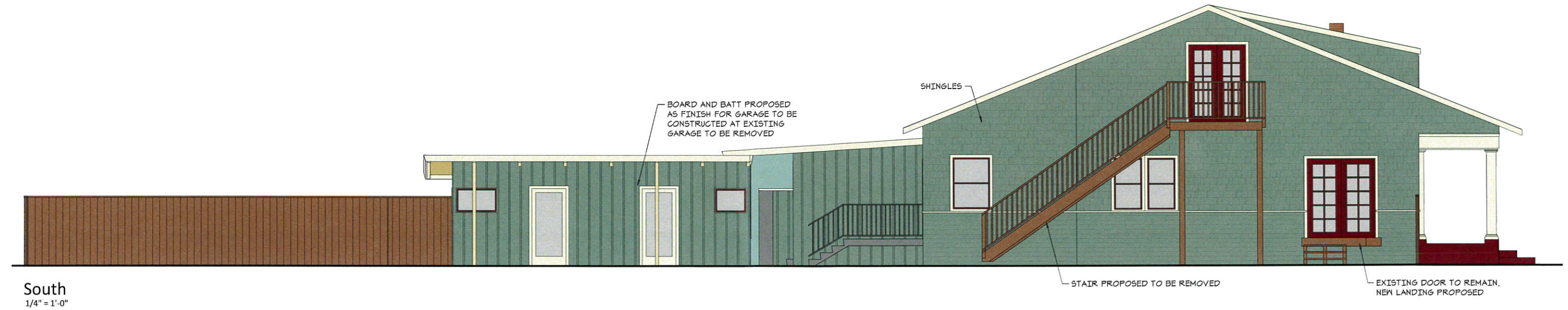
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Design Precedents



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Existing Exterior Elevations



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South
1/4" = 1'-0"



East
1/4" = 1'-0"



West
1/4" = 1'-0"



North
1/4" = 1'-0"

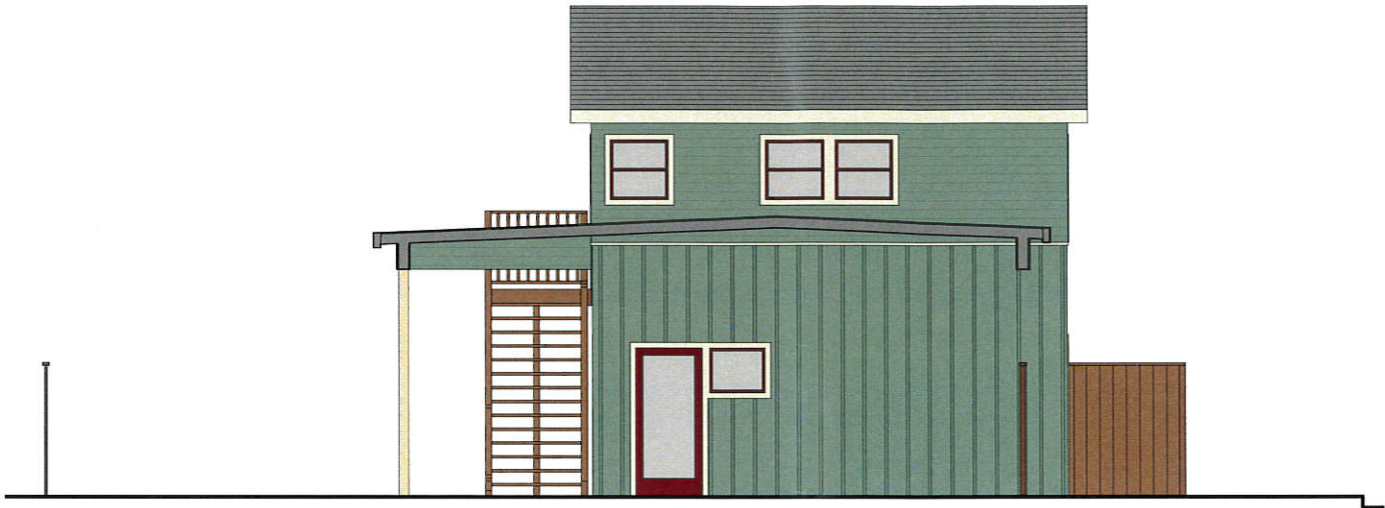
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Major Landmark Alteration
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Proposed Exterior
Elevations Alternate #1



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East at Garage
1/4" = 1'-0"



West at House
1/4" = 1'-0"

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South
1/4" = 1'-0"



East
1/4" = 1'-0"



West
1/4" = 1'-0"



North
1/4" = 1'-0"

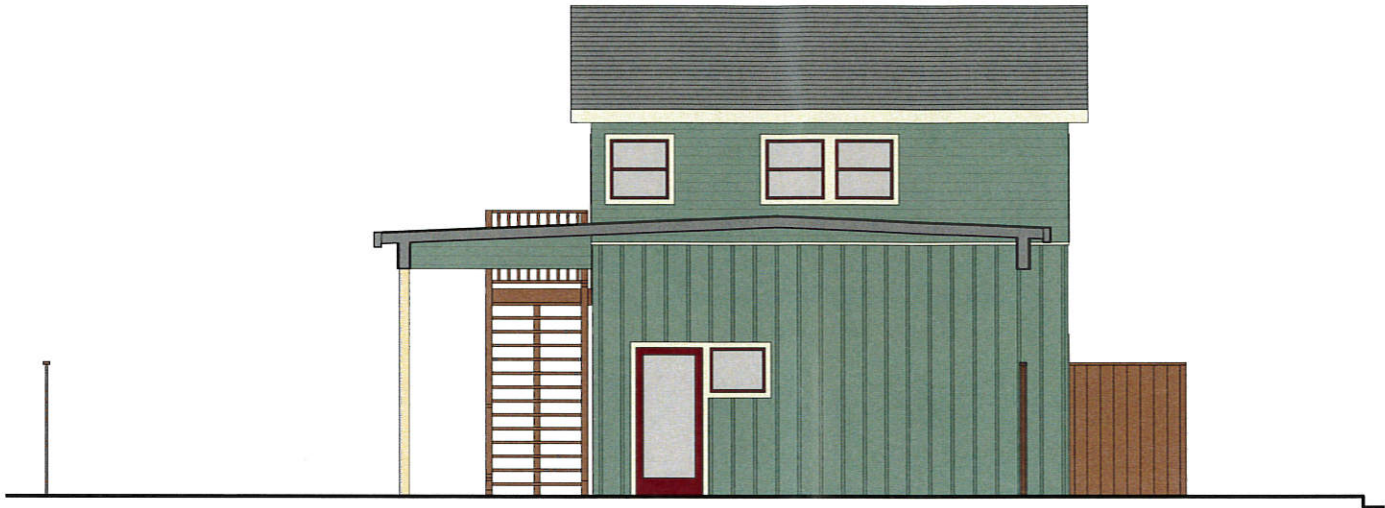
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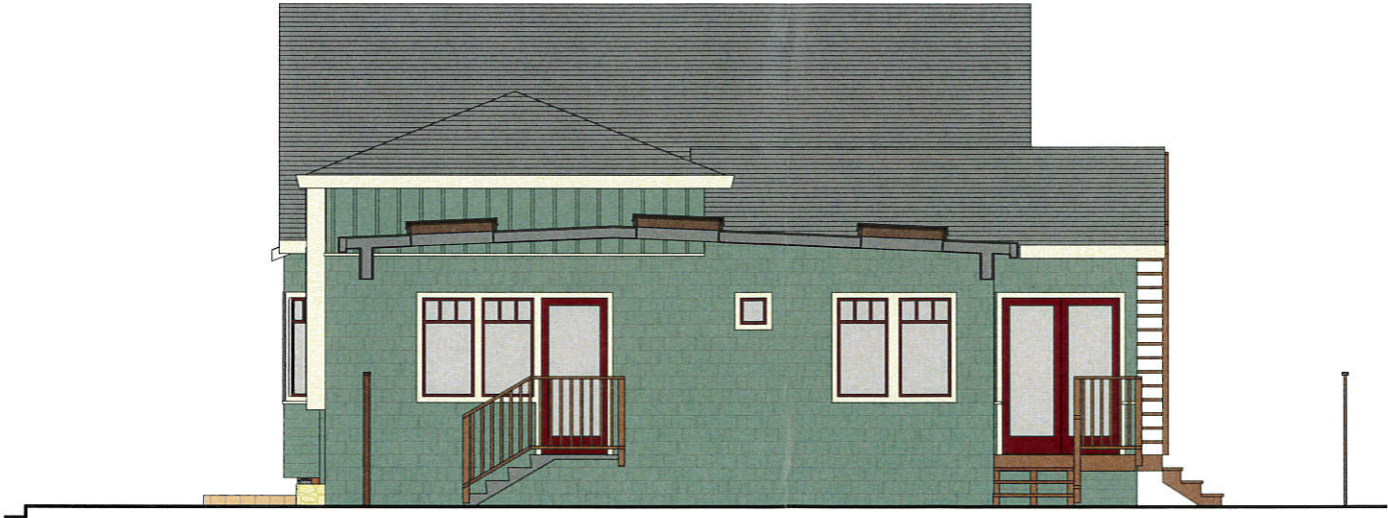
Proposed Exterior
Elevations Alternate #2



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East at Garage
1/4" = 1'-0"



West at House
1/4" = 1'-0"

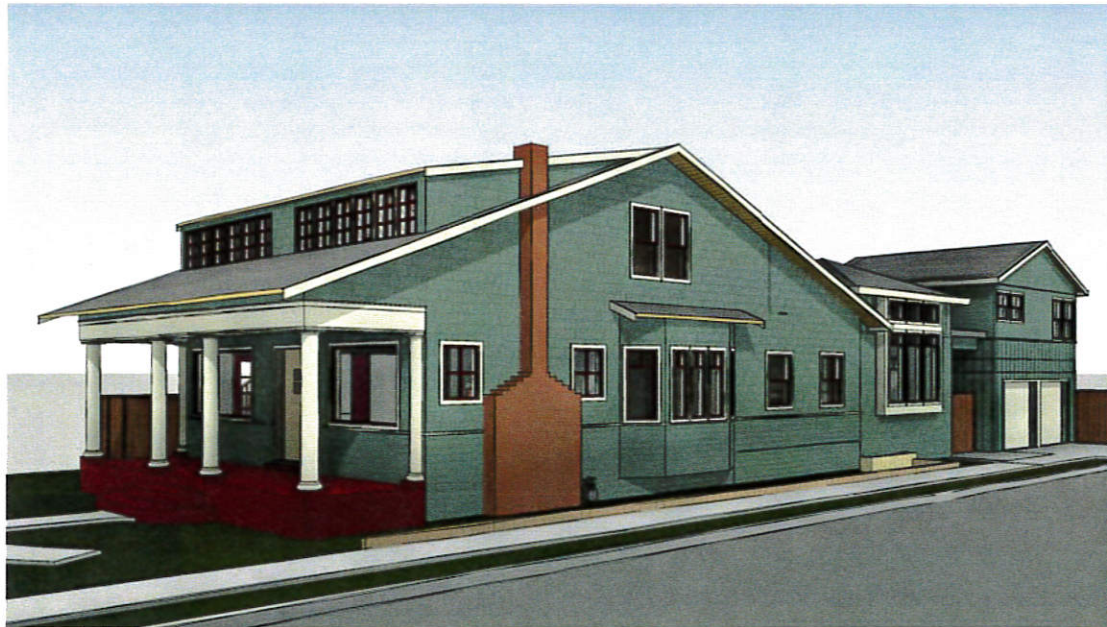
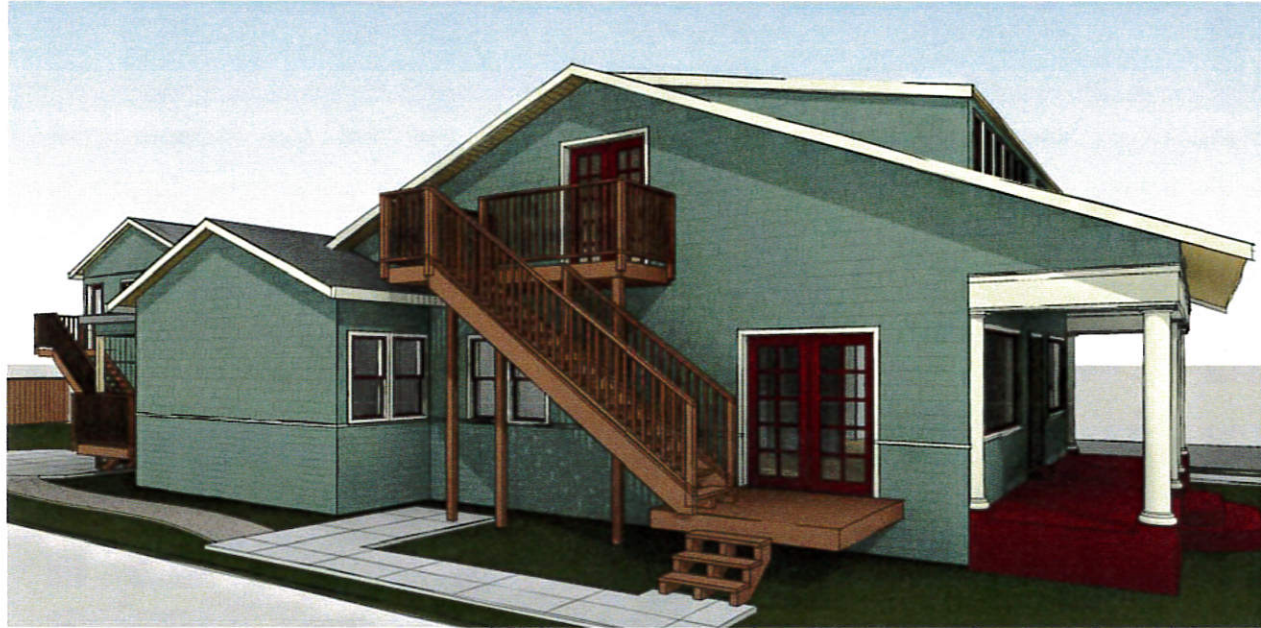
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Proposed Exterior
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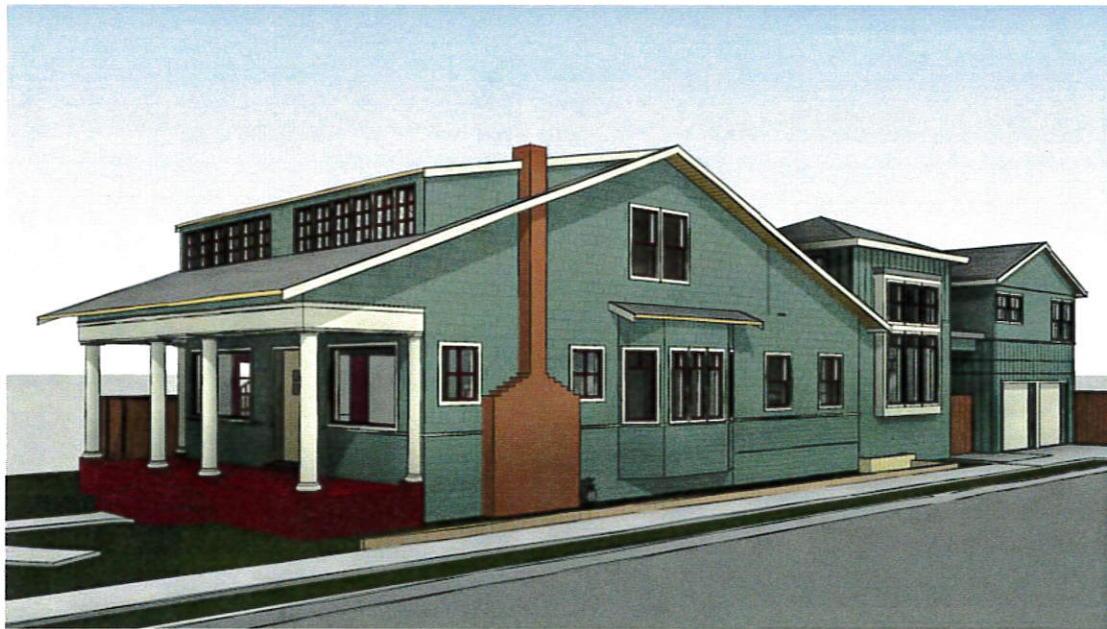
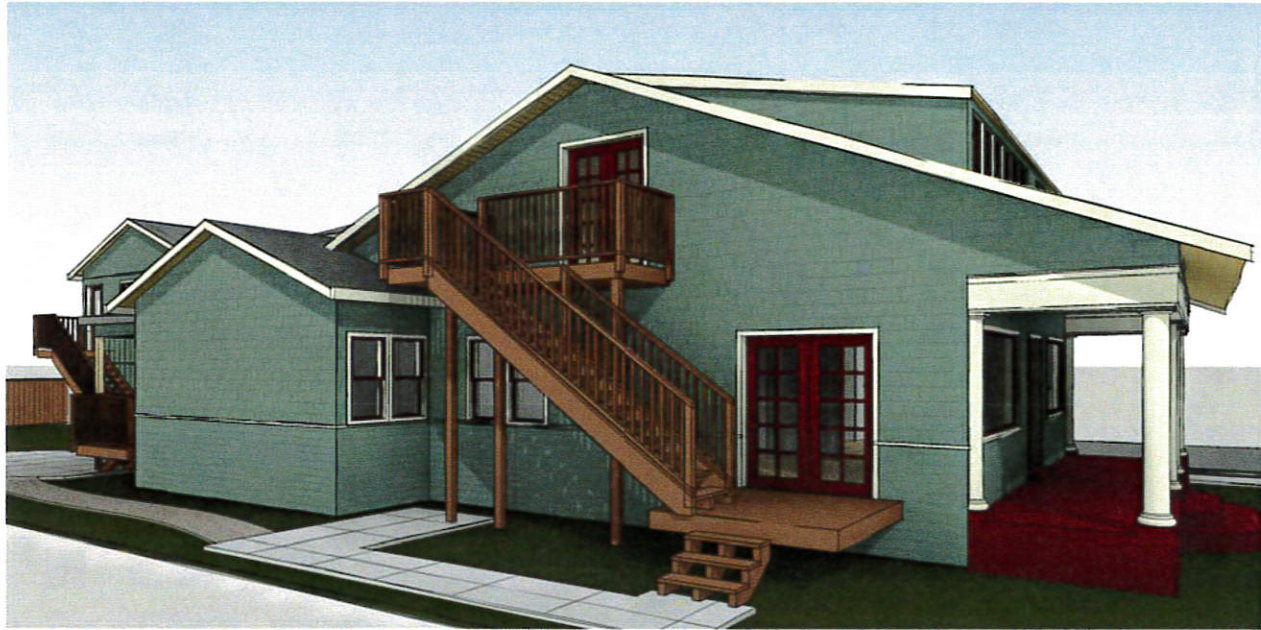
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Camera Views Alternate #1



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Camera Views Alternate #2



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