

## Manis, Dina

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**From:** Judy Kennedy <quinkenn@sonic.net>  
**Sent:** Wednesday, February 26, 2020 11:45 AM  
**To:** \_CityCouncilListPublic  
**Subject:** [EXTERNAL] CARPENTER COTTAGES FOR 03/03/2020  
**Attachments:** Carpenter city council.pdf

Dear Mayor Schwedhelm and Council Members,

On March 3, you will be voting on new developments in both the St. Rose and Burbank Gardens Historic Districts. I am very much in favor of the project in the Burbank Gardens Historic District since Mr. Carpenter is not removing any contributor housing, but is adding four rental units to the downtown core.

I spoke before the Cultural Heritage Board several weeks ago and was lambasted by neighbors who believe Mr. Carpenter is adding problems to street parking, creating buildings too tall for Tupper Street, and will, at some point in the middle of the night when nobody is watching, turn his four units into eight units.

I believe these cottages are perfect for the very edge of my neighborhood, where residents are steps from downtown and public transit and have access to bike lanes and the Prince Memorial Greenway. Mr Carpenter is offering safe parking and abundant storage, which is something all residents of Tupper Street have. He has provided the necessary parking for these units and is not building above the height restrictions for a lot in the R-3 zone.

Please find attached a letter I sent to the Cultural Heritage Board prior to their meeting. I clearly show that houses are much taller along Tupper than the rest of the historic district because most Tupper Street homes were built prior to the 1920- and 1930- era bungalows that make up the rest of the neighborhood housing stock.

Respectfully submitted,

Judy Kennedy

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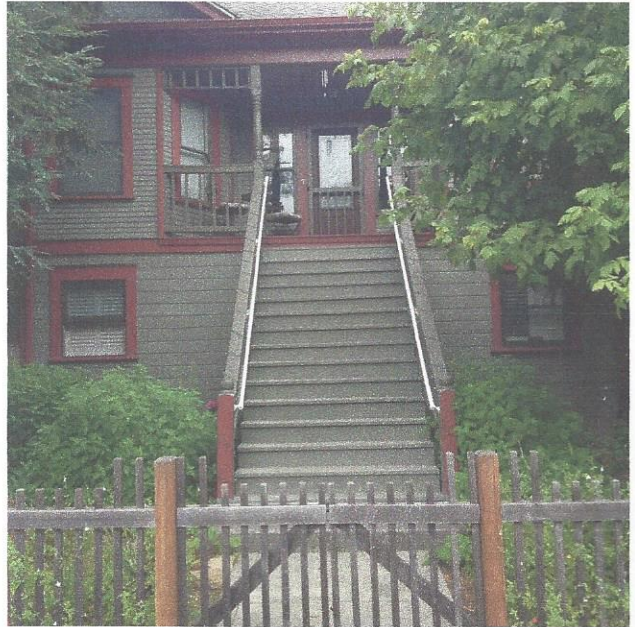
August 22, 2019

RE: Carpenter Cottages, Tupper and Rae streets

Dear Ms Toomians and Culture Heritage Board Members,

I spoke at your meeting on August 7 regarding the Carpenter Cottages. The comments below are my response to the neighborhood letters and August 7 speakers regarding this topic.

Although it is true that most of the houses built in the Burbank Gardens Historic District are small bungalows built in the 1920s and 1930s. Tupper Street has a different housing stock altogether. There are stately homes on Tupper Street that date back to the turn of the century. Some are two-story "Victorian" style. (649 Tupper and 722 Tupper are excellent examples.)



649 Tupper



722 Tupper

Some are a more modest “Queen Anne” style that I call 1-1/2 stories since they have 5-7 steps leading to a front porch, 10-foot tall ceilings and high-pitched roofs. (710 Tupper is a good example.)

There are 57 lots on Tupper Street, Rae Street and the 100-blocks of Brown Street and Hendley Street. Of those 57 lots, 27 are what I call “Victorian” or “Queen Anne.” That’s 47% of the housing stock.

I also want to point out three 2-story additions to 1930 bungalows, approved by the Cultural Heritage Board in recent years. 646 and 650 Tupper both have 2-story additions to the back of the original house.

700 Tupper is a corner house with a second story addition.



710 Tupper



646 Tupper



700 Tupper

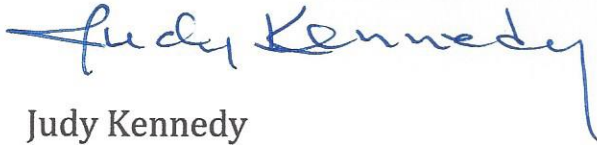


650 Tupper

With Santa Rosa's need for more housing and Dave's offering of two duplexes, discussions about too many cars in the driveway, not enough parking spaces for the four units and congested parking on Tupper Street are simply neighborhood NIMBY-ism and fear of anything new. The cottages are well back from the main street. The heights are within the limits set for historic districts. Parking provided by Dave Carpenter is also within the limits set for historic districts.

I have one request: I would ask Mr. Carpenter to supply a bike rack in each carport and two bike racks near the visitor parking spaces.

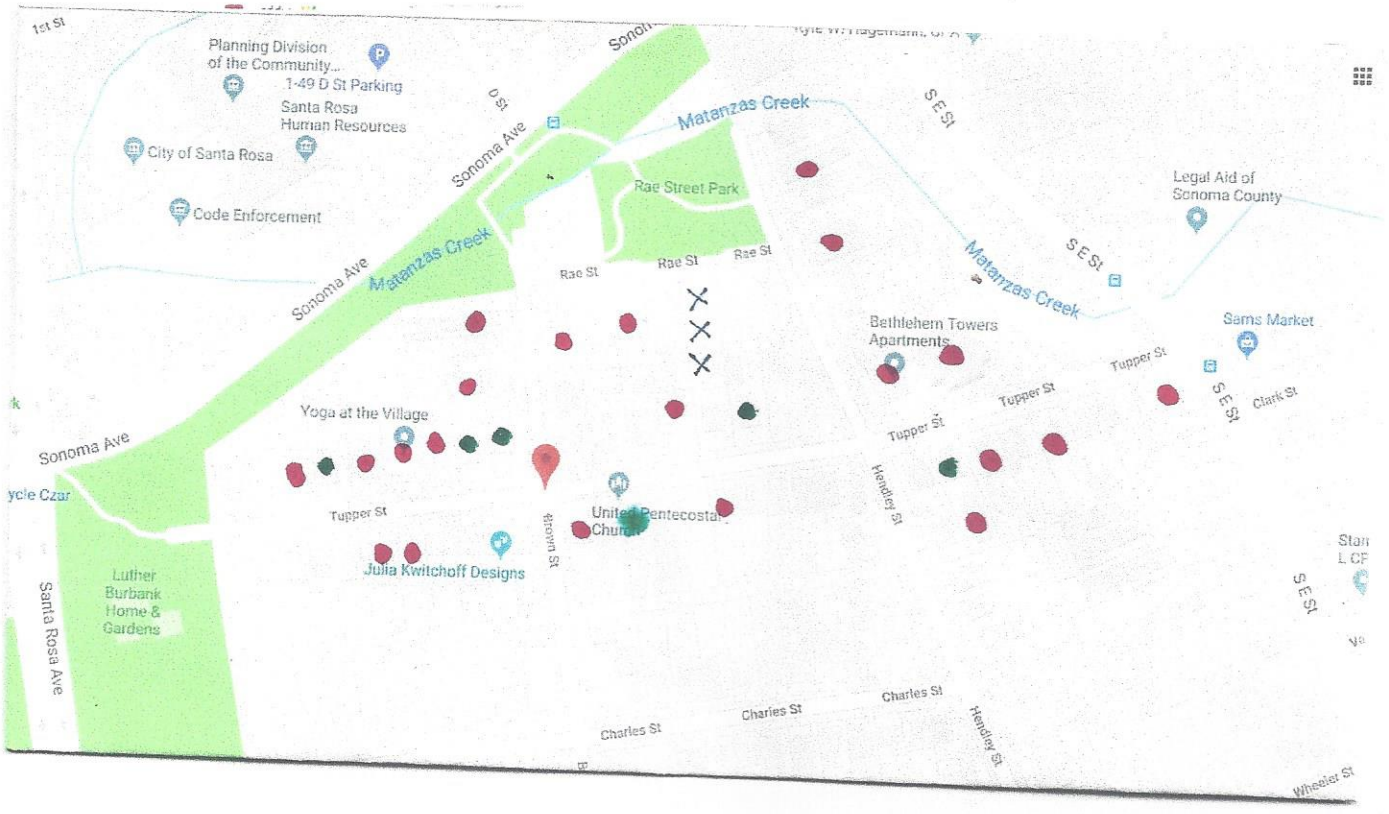
Thank you for allowing me to give my testimony here.



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Attachments:

1. Map of Tupper, Rae, and the 100 blocks of Hendley and Brown. Red dots refer to two-story homes; green dots refer to 1-1/2 story homes and apartment buildings.
2. Photos of the 27 two-story and 1-1/2-story homes/apartments on Tupper, Rae and the 100 blocks of Hendley and Brown. There are 57 buildings, including a 14-story apartment complex within two blocks of the Carpenter Cottages. Thus, 47% of nearby buildings are taller than most homes in the Burbank Gardens Historic District.





822 Tupper



92 hendley



111 Brown



112 Brown



140 hendley



201 S. E



633 Tupper



639 Tupper



645 Tupper



646 Tupper



649 Tupper



650 Tupper



653 Tupper



657 Tupper (back)



657 Tupper (front)



663 Tupper



700 Tupper



710 Tupper



712 Rae



713 Tupper



719 Tupper



722 Tupper



801 Tupper (2)



801 Tupper (14)



806 Tupper (back)



806 Tupper (front)



808 Tupper

$$\frac{27}{57} = 47\%$$

Pictures Coordinator