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RESOLUTION NUMBER [to be entered by Secretary after Approval]

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR EXTERIOR MODIFICATIONS TO THE FRONT FACADE, FOR THE PROPERTY LOCATED AT 1120 MCDONALD AVENUE, WHICH IS WITHIN THE MCDONALD PRESERVATION DISTRICT; ASSESSOR'S PARCEL NUMBER 180-460-056; FILE NUMBER LMA18-013

WHEREAS, on June 7, 2018, Planning and Economic Development received Landmark Alteration Permit application requesting approval for exterior modifications, including the addition of a faux dormer, which will be centered above the front door; the replacement/enlargement of the front entry porch, which will match the line of the porch ceiling; the replacement of the front steps with a brick stairway including an iron hand railing on one side; and the addition of a picket fence adjacent to the sidewalk; and

WHEREAS, on October 17, 2018, 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 modifications are consistent with the original architectural style of the historic residential structure. A historic analysis, prepared by Wm. Mark Parry, Artisan-Architecture, dated July 28, 2018, concluded that no significant historic evidence from his review suggested the proposed exterior changes would adversely affect this historic property. The report further states that, "The project preserves the distinctive features, finishes, and construction techniques associated with [the] 1909 residence and its architectural details. The work does not affect adversely the historic home."
- B. The proposed project is consistent with applicable standards from the Secretary of the Interior's Standards for Rehabilitation. The historic analysis, referenced above, addresses each of the ten standards for rehabilitation:
  1. The property will continue its historic purpose as a residential use;
  2. The historic character of the property will be retained;
  3. No changes that create a false sense of historic development are proposed;
  4. There are no significant changes to the residential structure that have become "significant in their own right;"
  5. Distinctive features, finishes and construction techniques will be preserved;

# DRAFT

6. Deteriorated historic features that will be replaced matches the previous design in visual qualities;
  7. There will be no damage to historic materials due to the use of chemical or physical treatments;
  8. There are no known archaeological resources within the project area;
  9. Exterior alterations will not destroy historic materials that characterize the property; and
  10. The project will be compatible with the original residential design by distinctively differentiating between the new additions from the original structure.
- C. The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties. In the findings of the above referenced report, all proposed changes, including size, materials and color selections were found to be compatible with the historic structure.
- D. Granting the Landmark Alteration Permit for exterior modifications would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located in that the proposed modifications are minor in scope and will not affect any nearby properties.
- E. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt as it involves a minor repairs and alteration to an existing structure.

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 a building permit for the changes.
2. Plan sets submitted for building permits should be consistent with the plans approved by the Cultural Heritage Board, stamped received on August 24, 2018.
3. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

# DRAFT

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 17<sup>th</sup> day of October 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: \_\_\_\_\_  
Stacey De Shazo, Chair

ATTEST: \_\_\_\_\_  
Kristinae Toomians, Secretary