



Caritas Homes

A. DRB Comments and Responses

1. Too Institutional, should be more Residential

Response to 'too institutional' and 'be more residential'

- a) While the property faces a freeway access ramp on the west side, and a 3-story garage on the east side, the north side faces the residential character of the St. Rose Historic District. The design relates to the historic residential neighborhood and activates the street edges by wrapping its ground floor garage with residential uses on all 3 street fronts. Dwelling units on the *ground floor* have windows and porch/patios facing A St, 7th St. and Morgan St. Also, two residential lobbies with expansive glazing face 7th Street, celebrated with vine-covered trellises, inspired by similar design features seen in the neighborhood. All of these design features are intended to comply with recommendations of the Northern Downtown Pedestrian Linkages Study (2006) which outline strategies for enhancing the pedestrian realm in the downtown and neighboring areas.
- b) 7th Street is lined with 2-story townhomes in scale with the rest of the neighborhood. They each have a one-story porch/patio similar in scale to some of the homes in the neighborhood. As occurs frequently in the neighborhood, these covered porch/patios will have wood railings and overhead beams equipped with hooks positioned within reach for hanging plants, wind chimes, seasonal decorations, etc. This allows the residents to leave their personal 'signatures' on their dwellings, much like the rest of the neighborhood does. The fronts of these porches will be enhanced with ground covers and climbing vines replicating similar landscape displays in the neighborhood.
- c) The historic alley is retained and repurposed as a landscaped courtyard/mews for the residents, and reinforces the vista down the existing alley from the historic neighborhood to the north. The former alley is designed to support passive, quiet activities and is lined with residential uses such as lobbies, social services, laundry and bike repair/storage. The facades that face onto the mews/courtyard vary between 2-4 stories, express the ground floor uses differently from the upper floors with more transparency, and celebrate the special community rooms on the second floor that overlook the mews and the innermost private courtyard.
- d) The *upper floors* of both phases of Caritas Homes are articulated with bay windows and room-sized projections, helping to scale down the larger mass. These smaller projections are clad with horizontal siding, a common material on residences in the St. Rose neighborhood, while the main mass is clad in stucco.
- e) The top of the building has a variety of expressions to help divide the massing into smaller parts: some portions of the façade have a deep overhanging roof with beamed soffits, others have parapets, and twice there are raised tower elements to signal an important corner within the urban fabric (the corner of A St and 7th St., and on Morgan St adjacent to the auto entry to Caritas Center).
- f) Several colors are used to articulate and scale down the building's mass: the 2-story townhomes that line 7th Street have a color differentiating them from the main body; the various projections that bring rhythm

and scale to the facades along A Street, Morgan St and the south façade facing the Caritas Center, have colors and materials that distinguish them from the main mass.

- g) The facades of the innermost courtyards of both phases are not visible from the streets. These are simple and understated, reflecting the historic tradition of embellishing public street fronts while private rear and side conditions were treated more modestly. But even these facades are articulated with forward and recessed planes, treated with different colors and materials (stucco or cement board siding).
- h) Landscape in the St. Rose Neighborhood. A very apparent contributor to the character of the St. Rose neighborhood is the pervasive development of its planted landscape, endowed with its variety by the individual choices of its many homeowners, both on the ground and on structures such as fences and trellises. Both Caritas Homes and Caritas Center will emulate that particular contributor to neighborhood character, with both horizontal and vertical landscape elements, chosen to produce a rich array of greens and year-round colorful floral displays.
- i) All of the above design elements help celebrate the variety of scales and expression expected of residential structures, and downplay the singular, more homogenous character formerly employed to relate Caritas Homes to the more institutional characters of the Sonoma County Museum and St. Rose professional office building.

2. Encourage Playfulness

Response to achieve 'playfulness':

- a) Colorful tile accents appear around the entry lobbies facing 7th Street, and on the projections above the patios facing A Street and Morgan St. These tile areas will be organized as patterns, perhaps as a field with an accent band, or frame, or with simple medallions on a field. The colors will be chosen from the cooler end of the color spectrum to contrast with the warmer colors of the main body and its projections.
- b) The corner tower elements, which tended to contribute to a 'monumental' feel, have been eliminated except for two: one is on Morgan St. announcing the main auto entry to Caritas Center's parking, and marking an entry into the neighborhood to the north for those travelling north on Morgan after existing the freeway; another is in Phase 2 on A St which also announces the entry to the Caritas Center from A Street.
- c) The reddish clay tile roofs, which referenced the two larger institutional buildings in the neighborhood, have been replaced with more residential composition shingles, frequently used in the neighborhood. The color is suggested to be a grey-green.

3. Should relate more to Center; bring elements from Center to homes

Response to have more 'related elements' between the Caritas Homes and Caritas Center:

- a) The team believes that while these 2 land uses have some relationship, they have very different purposes and owner/managers. This is a full city block, and while there is a tendency within one design team to homogenize the ingredients as though the site were one campus, we believe these 2 ingredients should be somewhat different. This is not a campus. Programmatically the 2 ingredients are only indirectly connected and are not physically connected within the site. Residents of the homes, when and if they

choose to use the services of Caritas Center, will do so as any other resident of Santa Rosa. They will approach the facility from the public realm and enter one of its lobbies from the street. We believe this relationship will better reflect the variety that is typically found within a mixed-use American city block. With that said, they do share some ingredients: a) the predominant material of both will be stucco; and, b) while their colors are a bit different, they are not in jarring contrast.

4. There may be too much stucco

- a) While the main body material is stucco in both buildings, on the housing there are projecting bays which have horizontal siding, and recessed niches also with siding. On the Center, while the bays and stair towers are stucco like the main body, they will have pronouncedly different textures and colors from the main body. Note: The materials of both buildings are selected to fit within their respective extremely limited budgets.

B. CHB Comments and Response

1. Project should reflect Historic District, not just Museum/St. Rose School

Response: See A1 above (comments a-i)

- a) The scale of the 2-story homes on 7th Street reflects the scale of the neighborhood. The pitched roofs, covered with composition shingles, are also similar to those found in the neighborhood.
- b) Craftsman accents are included with exposed beams in soffits, wood patio fences, tile accents, trellises
- c) Porches/patios along the 3 street frontages are designed to encourage residents to enhance them with planting and other decorative features like the residents in the existing neighborhood do with their porches
- d) A variety of horizontal and vertical planting will be used along the street frontages to reflect the variety of residential landscape choices that are made house by house in the St. Rose neighborhood.

2. Break up flat surfaces

Response:

- a) The Center's stair towers and bay windows will have raked stucco textures and colors that are different from its main body; the horizontal siding and colors on the Homes' bays and bump-outs will distinguish them from the main stucco body.
- b) Roof overhangs with beamed soffits on Morgan St. and the south façade of the housing all lower the height of the building and act as a cornice atop the walls while the parapet expressions along A Street introduce a variety of expression along the skyline that helps to divide the overall massing into smaller pieces.

3. North façade of the Center has lack of interest

Response:

- a) The north façade is reduced in scale by subdividing it into 2 major portions, with a central, double-height glazed lobby separating them, topped with an outdoor terrace. Different colors, along with different window types and spacing on each side, reflect the difference in uses on each side.
- b) The west end of the north façade will have a projecting covered veranda along its first floor, while the east end of that façade will have a recessed covered arcade along its ground floor.
- c) This façade has 3 courtyards in front of it, each enclosed by wood and metal fences, planted with flowering vines. These foreground elements play a major role in what is experienced when approaching the building from the parking lot.

4. Use Materials and Color to add texture

Response:

- a) There are colorful tile accents in strategic locations around entries and on the second level of projections of the Homes.
- b) There are different textures in the stucco, varying between smooth on the main body, with horizontally raked textures on bays, stair towers and in certain spandrel areas.
- c) There are about 8 different colors used on the stucco of the Homes and the Center combined, and another 4 or so colors used as accents on different bays and projections.
- d) Wood beams under the roof overhangs on the Homes add scale and rhythm to this feature. Vine-covered wood trellises not only bring necessary shade to certain sensitive interior functions like the Nightingale respite and the classroom, they enhance the pedestrian experience as required by the Downtown Design Guidelines and the Northern Downtown Pedestrian Linkages study.

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