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RESOLUTION NUMBER to be entered by secretary

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR DETURK WINERY VILLAGE LOCATED AT 806 DONAHUE STREET AND 8 W. 9TH STREET IN THE WEST END PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 010-091-001 AND 010-091-007, FILE NUMBER PRJ18-087

WHEREAS, on December 6, 2018, the DeTurk Winery Village project applications were submitted to Planning and Economic Development; and

WHEREAS, on January 17, 2019, the Cultural Heritage and Design Review Boards conducted a Joint Concept Design Review meeting at which point they provided direction, in terms of project design and materials to the project applicant; and

WHEREAS, on May 9, 2017, the City Council adopted Resolution No. RES-2017-070 for the Vacation of Public Right-of-way for a 18,725 square foot area along the east side of Donahue Street, between W. 8th Street and W. 9th Street; and

WHEREAS, a Project Density Bonus and Concessions were authorized by the Zoning Administrator through Zoning Clearance No. _____ dated, _____ for 185-units and two Concessions for increased height and exemption from the Dispersion requirement; and

WHEREAS, on June 20, 2019, 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 DeTurk Winery Village is consistent with the original architecture style and details of the existing building including colors, textures, materials, fenestration, decorative features and details with the time period of the building's construction and/or adjacent structures. Two historic evaluations, one prepared by Susan Clark, M.A., Architectural Historian, and one prepared by Diana Painter, PhD, Architectural Historian, found that the industrial design and materials proposed for the DeTurk Winery Village development are consistent with the historic winery complex.
- B. As stated in the Historic Evaluations, prepared by Susan Clark, dated September 2016, and Diana Painter, dated April 2019, The Secretary of the Interior's Standards provides accepted guidelines for adaptive reuse projects. A project involving a new addition to a historic building is considered acceptable within the framework of the Secretary of the Interior's Standards if it: preserves significant historic materials and features; preserves the historic character of the building; and protects the historic significance by making a visual distinction between old and new. The proposed changes will require the removal of interior walls within the winery, however, the exterior walls will be preserved along with the characteristic round windows of the

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- DeTurk Winery Building, retaining the site's compatibility with the DeTurk Roundbarn, a Historical Landmark.
- C. The proposed DeTurk Winey Village is compatible with adjacent or nearby landmark structures or preservation district structures. In the Historic Evaluations, prepared by Susan Clark, dated September 2016, and Diana Painter, dated April 2019, the industrial design and materials for the proposed Project are consistent with the historic winery. The DeTurk Park and DeTurk Round barn provide a transition between the small single-family residential West End neighborhood and DeTurk Winery Village. The proposed project does not detract from the residential streetscapes and is compatible with the West End Preservation District.
- D. The proposed project is consistent with applicable standards from the Secretary of the Interior's Standards for Rehabilitation. As stated in the historic evaluations, prepared by Susan Clark, M.A., Architectural Historian, dated September 2016, and Diana Painter, dated April 2019:
- Preservation of the historic buildings is enhanced by avoiding all but minor changes to primary or public elevations. The new additions to the historic buildings shall be constructed where loss of significant features is minimized, along the side and rear elevations, and work is proposed to replace the Historic Winery Building's parapet with its originally styled straight parapet.
 - The historic character of a building is embodied in its shape, materials, features, setting and interiors. New construction must be compatible in terms of size, scale, color, material, and character. The character of the building will be maintained by the use of heavy, industrial type materials in the new construction while maintaining and integrating the existing brick materials.
 - New construction should be harmonious with the historic resource in terms of scale, proportion, materials and color. It should also be distinguishable from the older building in order to protect the visual qualities of the historic resource. DeTurk Winery Village elevations do not include any changes that create a false sense of historical development as the additions to the existing buildings provide a different appearance while complimenting the historic structures.
- E. The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that, in the findings of the aforementioned historic evaluation, the height, massing, materials and color were all found to be compatible.
- F. Granting the Landmark Alteration Permit for DeTurk Winery Village 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.
- G. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA

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pursuant to Government Code Section 65457 in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Downtown Station Area Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council on October 9, 2007 (Resolution No. 26949) and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

Pursuant to Section 15332, the project is exempt from CEQA as an In-fill Development.

It is consistent with the General Plan land use designation of Transit Village Medium (25-40 units per acre) and complies with the TV-R-H-SA zoning district requirements.

It occurs on site less than five acres within City limits, surrounded by urban uses.

The site has no value as habitat for endangered, rare or threatened species.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality that weren't previously considered in the scope of review of the Downtown Station Area Specific Plan Environmental Impact Report, certified by City Council Resolution No. 26949, dated October 9, 2007.

The site can be adequately served by all required utilities and public services.

Pursuant to Section 15330, the project is exempt from CEQA in that it involves a minor cleanup effort to eliminate the threat of release of known contamination along Donahue Street through excavation and offsite disposal of contaminated soils.

Pursuant to Section 15331, the project is exempt from CEQA as maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources, in that it involves restoration efforts removing stucco from the exterior brick walls, opening up arched windows and doors, replacement of the stepped parapet on the west face of the southerly winery building; open up arched windows and doors that were previously sealed up; and replacement in kind of extensively deteriorated or missing features/materials on the exterior masonry walls. In Historic Evaluations, prepared by Susan Clark, M.A., Architectural Historian, dated September 2016, and by Diana Painter, PhD, Architectural Historian, dated April 2019, these restoration efforts are recommended and have been found to be consistent with the Secretary of the Interior's Standards.

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. Comply with all conditions of approval as stated for Preliminary Design Review, Resolution No. _____.
2. The project shall implement all recommended restoration measures outlined in the Historic Evaluations prepared by Susan Clark, M.A., Architectural Historian, dated

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September 2016, and amended by Diana Painter, PhD, Architectural Historian, dated April 2019.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 20th day of June, 2019, by the following vote:

AYES: ()
NOES: ()
ABSTAIN: ()
ABSENT: ()

APPROVED: _____
 Casey Edmondson, Chair

ATTEST: _____
 Kristinae Toomians, Secretary