

## Toomians, Kristinae

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**From:** Alison Dykstra <adykstra@sonic.net>  
**Sent:** Tuesday, October 08, 2019 5:04 PM  
**To:** Toomians, Kristinae  
**Subject:** [EXTERNAL] caritas village meeting:CHB and DR

Hi Kristinae,

I live on 7th Street and, while not a contiguous neighbor to the proposed Caritas Village, I have lived close to the site since 1998.

I'm not sure if my husband and I will be able to attend the 10/16 meeting but, once again, I would like to express my strong support for this project.

Yes, I believe that, in general, historic districts should not be tampered with. And, yes, it is understandable that local residents don't want their homes and lives disrupted by the homeless (which may be the real issue of concern, not the up zoning of a historic district.) And I support those who believe that Catholic Charities and Burbank Housing need to be hyper vigilant in how they manage and provide security for this project. BUT, we are in the midst of both a housing and homeless crisis right here in Santa Rosa and although addressing the overarching causes is beyond the city's ability we must address the local manifestations as effectively as we can. CC and Burbank have track records; they have a site; they have the expertise; they have been responsive to local concerns; they have funding; and they have vision. This is a good project that will positively impact the St Rose and surrounding neighborhoods and I wish for its success.

There is also an aesthetic perspective that I believe is valid and should be considered; the project site is one of the most unattractive in Santa Rosa due to being bordered on the West by an on ramp up to Hwy 101 and on the South by the SR Plaza's three story concrete parking structure. The story of how Santa Rosa allowed this to happen isn't relevant, but the visual devastation caused by the highway and the Plaza are obvious and this project will help mitigate the damage that was done to our city decades ago.

I hope the CHB and DRB will support this well conceived project and that the approvals come soon and we can celebrate a ground breaking.

Alison Dykstra 703 7th St.

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## Toomians, Kristinae

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**From:** Denise Hill <faire@sonic.net>  
**Sent:** Sunday, October 13, 2019 1:07 PM  
**To:** Toomians, Kristinae  
**Subject:** [EXTERNAL] Caritas Village Concept Review - Concerns  
**Attachments:** Caritas DRB-CHB 10.16. 19 mtg Attachment 3 - Design Narrative Reduced-CONCERNS.pdf; St. Rose Contributor Map.jpg; 608 Casa del Sol\_ Morgan Street - Ann Bloomfield 1989 Historical Properties Survey.pdf; 512, 516 Morgan Street - Ann Bloomfield 1989 Historical Properties Survey.pdf; 520, 600 Morgan Street - Ann Bloomfield 1989 Historical Properties Survey.pdf

Hi, Kristinae,

In reviewing the materials attached to the Caritas Project CHB-DRB Concept Review meeting on 10/16, I have issues with statements made by the applicant in their Design Narrative Reduced submission. (Please see the highlighted areas on the attached.) I believe this document needs to be corrected or the applicant needs to provide a list of addresses of the 3 and 4-story structures on A Street and the 2-story structures on Seventh Street they are referring to. As you can see in their own image submission below, the buildings on A Street are all one and two stories and there is only one building on 7<sup>th</sup> Street (the Museum) that is in our neighborhood. The closest structure to the project on 7<sup>th</sup> Street is a 1-story bungalow that is on the corner of Morgan and Seventh Streets.



Also, the city's Presentation document, doesn't mention the properties under discussion are within the St. Rose Historic District boundaries and that most of the structures targeted for demolition are contributors to our district. I believe inclusion of the city's historic district contributors map (attached) and an explanation of the term "contributor" would make the city presentation more balanced and transparent. I also believe the individual property surveys in the Bloomfield Cultural Survey report done on the structures to be torn down should be

included for the same reason - they confirm the “contributor” findings. I’ve attached mine here, but they have my notes. I hope your office has copies of the originals. Lastly, the first page on the link below should be included for the sake of DRB members who may not be aware of the city’s design goals in relation to Santa Rosa’s historic Districts.

<https://srcity.org/DocumentCenter/View/3054/Design-Guidelines-47-Historic-Districts-PDF?bidId=>

Thanks and please let me know if these changes can/will be made and distributed to CHB-DRB members prior to the Wednesday meeting.

Best,

*Denise Hill*

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**From:** The City of Santa Rosa <[srcity.org@service.govdelivery.com](mailto:srcity.org@service.govdelivery.com)>

**Sent:** Friday, October 11, 2019 10:32 PM

**To:** [faire@sonic.net](mailto:faire@sonic.net)

**Subject:** The City of Santa Rosa Daily Digest Bulletin

## The City of Santa Rosa Chanate Housing Project Updates Update

10/11/2019

You are subscribed to Chanate Housing Project Updates for The City of Santa Rosa. This information has recently been updated, and is now available.

The October 16, 2019 Regular Cultural Heritage Board Meeting Agenda has been posted online.

The October 16, 2019 Special Joint Cultural Heritage Board/Design Review Board Meeting Agenda has been posted online.

<https://santa-rosa.legistar.com/Calendar.aspx>

# The City of Santa Rosa Chanate Housing Project Updates Update

10/11/2019

You are subscribed to Chanate Housing Project Updates for The City of Santa Rosa. This information has recently been updated, and is now available.

***Please Disregard previous bulletin (Cultural Heritage Board), which does not relate to Chanate updates.***

# City of Santa Rosa Cultural Heritage Board Update

10/11/2019

You are subscribed to Cultural Heritage Board for City of Santa Rosa. This information has recently been updated, and is now available.

The October 16, 2019 Regular Meeting Agenda has been posted online.

The October 16, 2019 Special Joint Meeting Agenda has been posted online.

<https://santa-rosa.legistar.com/Calendar.aspx>

# The City of Santa Rosa Design Review Board Update

10/11/2019

You are subscribed to Design Review Board for The City of Santa Rosa. This information has recently been updated, and is now available.

The October 16, 2019 Special Joint Meeting Agenda has been posted online.

<https://santa-rosa.legistar.com/Calendar.aspx>

# The City of Santa Rosa Design Review Board Update

10/11/2019

You are subscribed to Design Review Board for The City of Santa Rosa. This information has recently been updated, and is now available. The October 17, 2019 Regular Meeting has been Cancelled.

<https://santa-rosa.legistar.com/Calendar.aspx>

## The City of Santa Rosa Zoning Administrator Update

10/11/2019

You are subscribed to Zoning Administrator for The City of Santa Rosa. This information has recently been updated, and is now available: The October 17, 2019 agenda has been posted online:

<https://santa-rosa.legistar.com/Calendar.aspx>

## City of Santa Rosa Cultural Heritage Board Update

10/11/2019

You are subscribed to Cultural Heritage Board for City of Santa Rosa. This information has recently been updated, and is now available. The October 16, 2019 Regular Meeting Agenda has been revised to include Item No. 3.2 - Appointment of Vice Chair.

<https://santa-rosa.legistar.com/Calendar.aspx>

## The City of Santa Rosa Board of Building Regulation Appeals Update

10/11/2019

You are subscribed to Board of Building Regulation Appeals for The City of Santa Rosa. This information has recently been updated, and is now available.

The [agenda](#) for the Board of Building Regulations Appeals meeting occurring on Wednesday, October 16, 2019, at 3:30PM being held at 637 First Street, Large Conference Room, Santa Rosa, has been posted.

## The City of Santa Rosa City Council Agendas, Minutes, and Videos Update

10/11/2019

You are subscribed to City Council Agendas, Minutes, and Videos for The City of Santa Rosa. This information has recently been updated, and is now available here:

<https://santa-rosa.legistar.com/Calendar.aspx>

- [CUR - 20191014 SPECIAL MTG Joint SBCC links.pdf](#)
- [CUR - 20191014 SPECIAL MTG links.pdf](#)

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This email was sent to [faire@sonic.net](mailto:faire@sonic.net) using GovDelivery Communications Cloud on behalf of: The City of Santa Rosa  
100 Santa Rosa Ave · Santa Rosa, CA 95404 · 707-543-3000



## Design Concept Narrative for Caritas Village: September 17, 2019

### GENERAL INFORMATION

Caritas Village is a full block development for affordable housing and facilities with services for people who are presently homeless, those who are at risk of being homeless, or were formerly homeless, and other lower income, and working people needing affordable housing. These facilities are united into one “village”, whose internal open spaces are visually but not physically connected. The proposed village is comprised of Caritas Center and Caritas Homes, and includes:

- Emergency Shelter: temporary housing for up to 50 families with housing referral services and other social services, a play room for children, a multi-purpose dining room with commercial kitchen, all with access to a ‘family-oriented’ courtyard;
- Navigation Center: a navigation center for adults without homes which includes showers and lockers, multipurpose room, counseling rooms, access to computers, and which opens onto its own courtyard (includes some kennels for pets) independent of and screened from the family courtyard;
- Nightingale Program: up to 40 partitioned beds for presently homeless adults who have been discharged from hospital care but need shelter and food while recuperating, with lounge and access to the Navigation Center;
- Other Wrap Around Services: a wide variety of social services, medical services – doctor’s office, and administrative functions facing onto that same courtyard;
- Transitional Housing: there will be transitional housing for 20 formerly homeless people who participate in Catholic Charities’ Transitional Residency Program, or TRP;
- Permanent Supportive Housing: up to 128 units of permanent supportive housing for a mix of very-low income and formerly homeless households. This will be built in two phases. Parking for the permanent housing will be located in ground-level garages beneath the housing.

### NEIGHBORHOOD COMPATIBILITY & URBAN CHARACTER.

The village fronts four different streets, each with its own unique physical conditions. The design addresses each street in a way that will harmonize the village with the adjacent neighborhood and will activate and protect the public realm along those four edges of the village.

**A Street.** The village faces a three-story parking garage across A Street. Several strategies are employed to activate the village along A Street and to add “eyes on the street”. The main entrance to the Emergency Shelter (temporary family housing) is located on A Street near the southeast corner with 6<sup>th</sup> Street, away from the adjacent residential neighborhood. The west side of A Street on the ground floor of the permanent housing there are dwellings facing A Street with covered patios. Building heights are generally three and four stories along A Street, while dropping to two stories along 7<sup>th</sup> Street, so that the height is compatible with the adjacent residential neighborhood.

**Morgan Street.** Morgan Street faces Highway 101, an on-ramp to Highway 101, and a sound wall, which varies between 20 to 30 feet high above the level of Morgan St. This street is challenged because it has no uses on the western side and is significantly impacted by on-ramp traffic. A good portion of this frontage is lined with trees along the on-ramp and freeway. On the east side of Morgan Street, the northern half of the village includes housing at all levels including the ground floor with

covered patios to maintain “eyes on the street,” reducing the chances of becoming a location for undesirable activities. The southern half is fronted by a planted courtyard wall and is overlooked by staff offices and windows of the TRP. The building height along Morgan Street varies from one to four stories, only the top of which may be minimally visible from Highway 101 because of its sound wall.

**6<sup>th</sup> Street.** The village faces a three-story concrete parking garage along the southern side of Sixth Street. Caritas Center, a three-story structure, is situated on the north side of Sixth Street. The entrance to the Caritas Navigation Center (Drop-In Day Center) is located at the corner of 6<sup>th</sup> and Morgan, and faces away from the residential neighborhood. The Center’s Main Lobby is centered on 6th Street, and these south-facing entrances will draw people into Caritas Center at the furthest point from the adjacent residential neighborhood.

**7<sup>th</sup> Street.** In order to be compatible with the adjacent residential neighborhood, the village’s structures on Seventh Street are two stories high with one-story patio porches. The two-story height is similar to houses in the adjoining residential neighborhood. The entrance lobbies to the permanent supportive housing face 7<sup>th</sup> Street on each side of the existing alley and a linear courtyard between the two phases of housing defines the existing mid-block alley that extends to the south.

## **ARCHITECTURAL CHARACTER.**

The architectural strategy is to respond appropriately to each of the village’s surrounding streets. Materials will be a combination of stucco, cement panels, with specialty highlights around entrances using ceramic tiles, terracotta, metal panels, and wood. Mediterranean detailing and clay roof tiles are added to the palette along the residential edges of Morgan and A Streets, and 7<sup>th</sup> Street. These are intended to relate the housing to the other two major structures in the neighborhood- the Sonoma County Museum and St. Rose office building. Ground floor porches will have wood details in the railings, with exposed beams and rafters supporting their roofs so that these architectural elements will relate to the scale of the adjacent residential neighborhood.

**A Street.** The entrance to the family Emergency Shelter of Caritas Center includes a stairwell which will be partly enclosed in glass and lit at night so it welcomes families to the Center. Both the east and south wings of this building will have a rhythm of bay windows reflecting a residential scale, and will have sunscreens to protect the rooms from overheating.

**Morgan Street.** The four-story residential building will have bay windows to add scale and articulation to its length. At the north end of Morgan Street, the building will decrease in height to two and three stories to be compatible with the adjacent neighborhood. The exterior will be stucco with some highlights such as wood soffits below the projecting bay windows which will also be the ceiling above the patios to add some warmth to the residential character.

**6<sup>th</sup> Street.** The facade of this three-story structure will have two parts. To the east is a continuation of the bay windows of the family wing or Emergency Shelter (entered from A Street). The western part will house the social services and administrative offices. The windows of this wing will have sun shades and plantings to protect these uses from overheating. Between these two flanking wings is the Main Lobby, rooting the building to the street frontage and clearly marking the primary entrance. The exterior materials will be a combination of stucco and cement panels, with wood siding around the recessed lobby entrance and wood soffit on the underside of the metal entry canopy. At the southwestern corner of the façade the building steps down to one story, scaling down to frame the walled courtyard entry to the Navigation Center.

**7<sup>th</sup> Street.** The two- and three-story buildings along this street will have pitched tiled roofs, porches, and window proportions that generally reflect the smaller scale character of the neighborhood to the north.



## **CENTRAL COURTYARD**

The village includes a network of internal, on-grade open spaces designed to enhance a sense of place at a residential scale. This courtyard is a mirror of the existing mid-block alley and relates to the alley in the block to the north. There will be a combination of pavers to allow for storm water percolation, and native plantings appropriate to storm water swales, with ample shade trees to lower the ambient temperature during the hotter months. The open spaces for the permanent housing on the 2<sup>nd</sup> floor podium levels (above the ground-level enclosed garages) will include appropriate planters to manage storm water. The setbacks for each of the surrounding edge conditions facing the streets will have appropriate planting for their sunlight opportunities, and each street frontage will have street trees to help shade the sidewalks and windows on the south and west sides.

## **SUSTAINABILITY**

Caritas Village will strive to maximize sustainable construction methodology. Solar hot water and solar photovoltaic panels will be used on all rooftops to provide on-site energy generation as will be required by new energy codes. Exterior sunshade strategies on the south and west sides will lower dependence on air conditioning. Low-VOC materials and filtered fresh air will ensure indoor air quality. Electric vehicle charging stations will be provided and extensive indoor and outdoor bike parking will be available. Construction materials will include a significant percentage of recycled content, and building systems will be selected with the goal of minimizing ongoing energy and resource consumption, including low-flow plumbing fixtures and high-efficiency lighting.

# HISTORIC PRESERVATION DISTRICT PROPERTIES



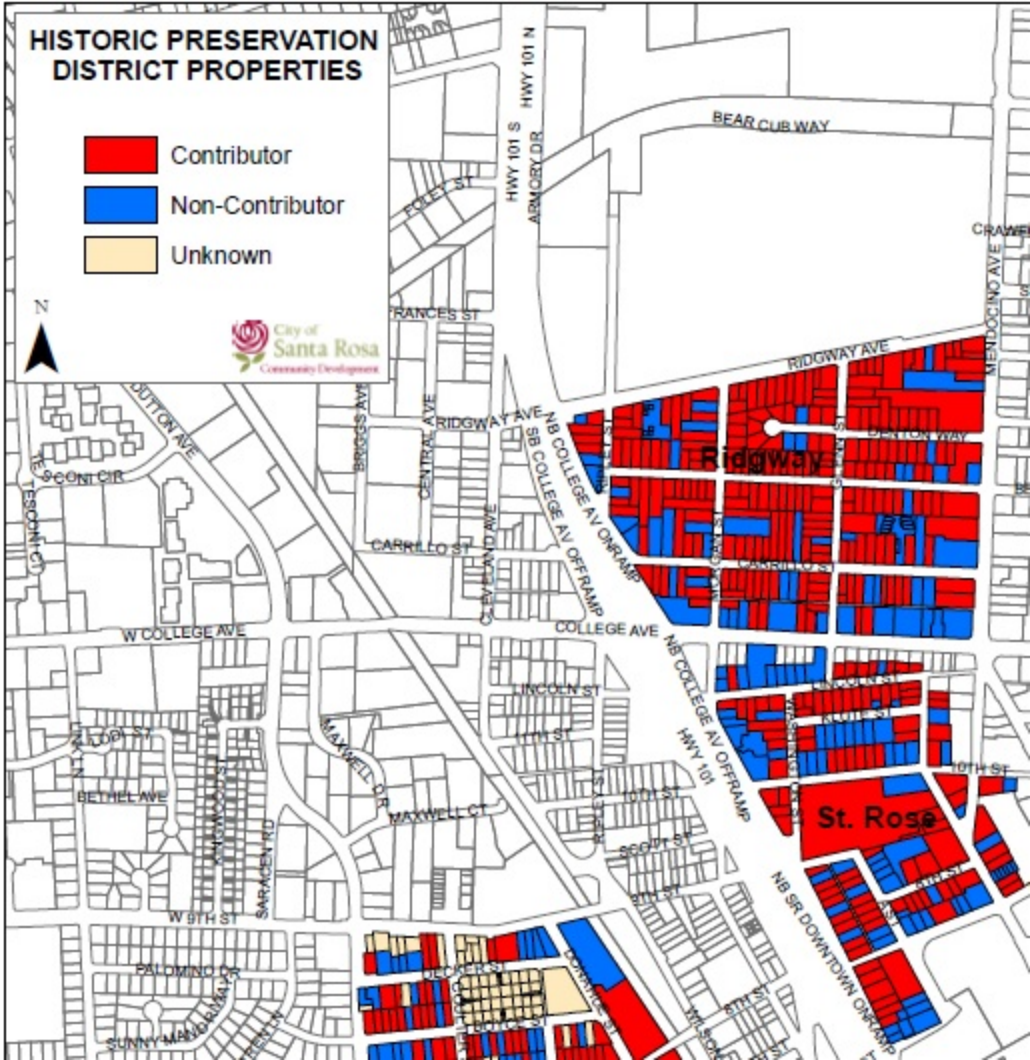
Contributor



Non-Contributor



Unknown



HIP0002  
33

City of Santa Rosa  
Historical Properties Inventory  
CONTRIBUTORS, ST. ROSE LOCAL DISTRICT

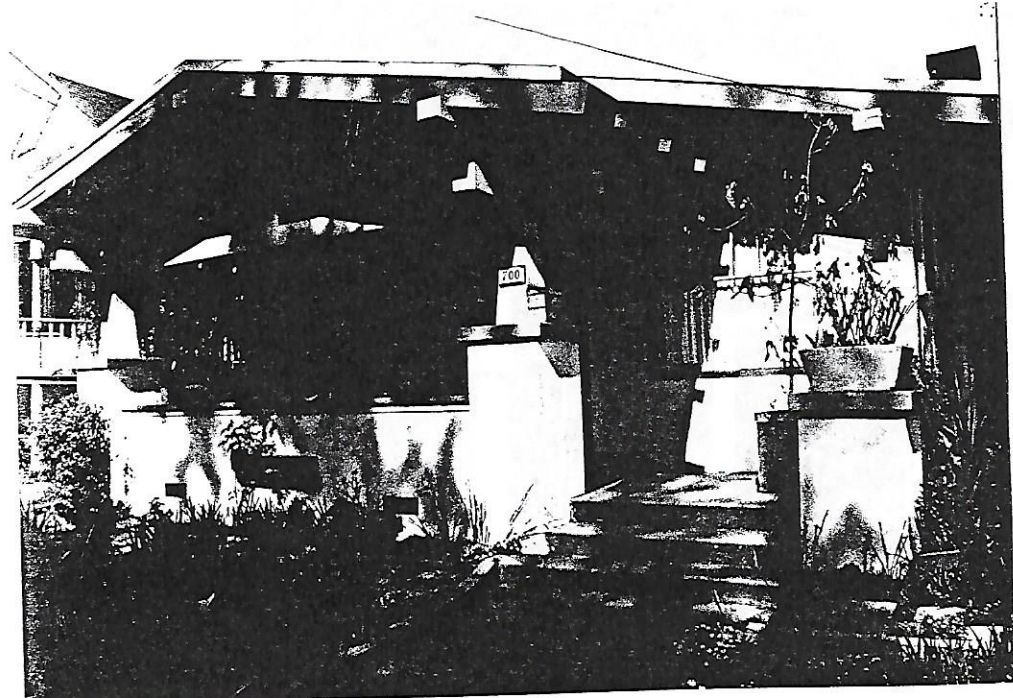
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Time: 16:43:41



Hist Name : CASA DEL SOL APARTMENTS  
Style/Type: MEDITERRANEAN REVIVAL/APARTMEN  
Location...: 608 MORGAN ST  
Design/Art:  
Comments...

Parcel: 01004116  
Year...: 1915 -23  
Zoning:  
Photo#: 101/7A

District...: SAINT ROSE LOCAL DISTRICT  
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1  
Rating....: CONTRIB TO DIST THAT APPEARS ELIGIBLE  
Land Use...: 0042 5-10 Res. Units - 2 or more bldg  
Alt./Rest..: G-BASE



Name : SCHULTZ, GEORGE & MARY, HO  
Style/Type: BUNGALOW/HOUSE  
Location...: 700 MORGAN ST  
Design/Art:  
Comments...

Parcel: 01003112  
Year...: 1915 -23  
Zoning:  
Photo#: 101/9A

District...: SOUTH ST. ROSE  
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1  
Rating....: CONTRIB TO DIST THAT APPEARS ELIGIBLE  
Land Use...: 0010 SINGLE FAMILY DWELLING  
Alt./Rest..: E

Ann Bloomfield

City of Santa Rosa  
Historical Properties Inventory  
CONTRIBUTORS, ST. ROSE LOCAL DISTRICT

19410 Run Date: 080489  
Time: 16:43:40

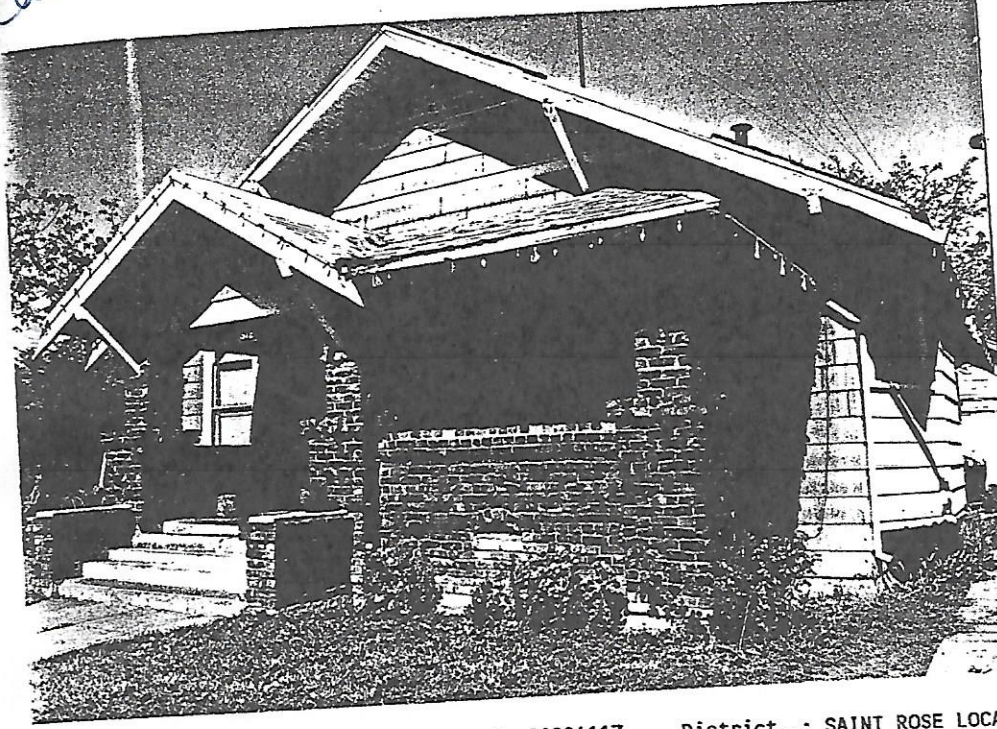
Fred Dickerson  
225 Washington St

Kate & Will

SILVER  
Elsie Dickerson  
1949

Francis  
~~Francis~~ "Bud"  
Toscani  
Lived here  
(Parents lived in 600 Morgan St.)

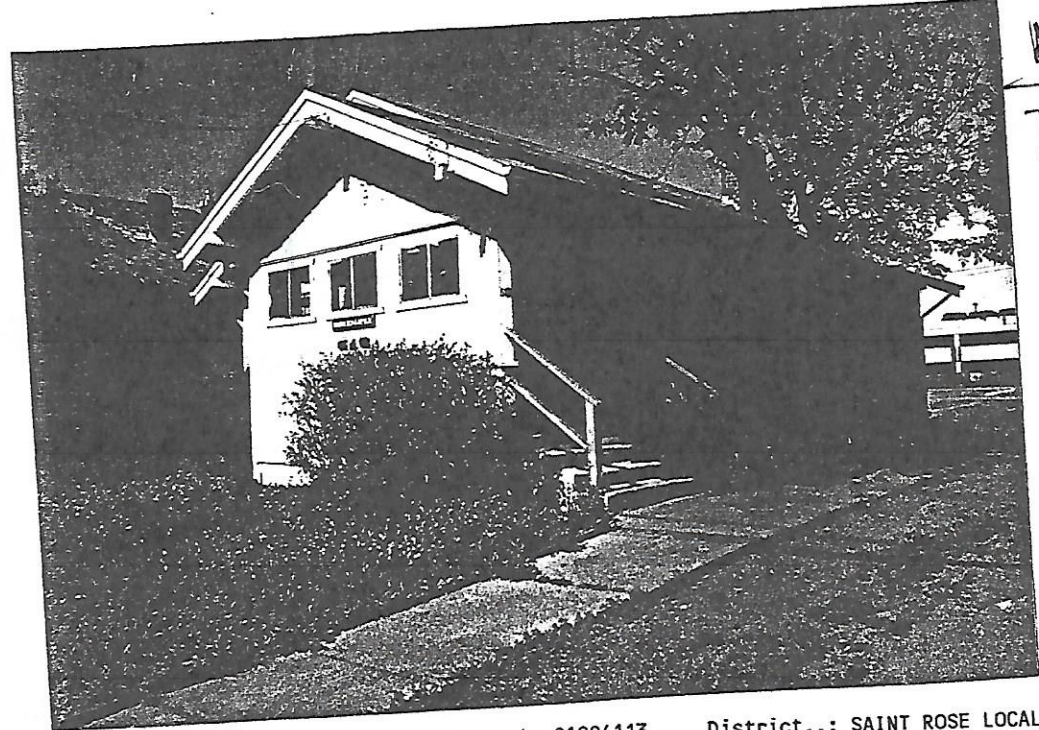
Toscani



Hist Name :  
Style/Type: CRAFTSMAN/HOUSE  
Location...: 512 MORGAN ST  
Design/Art:  
Comments...: CLINKER BRICK BASE

Parcel: 01004117  
Year...: 1915 -23  
Zoning:  
Photo#: 101/3A

District...: SAINT ROSE LOCAL DISTRICT  
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1  
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE  
Land Use...: 0013 SFD - NON CONFORMING USE  
Alt./Rest.: G-ASBESTOS SIDING



Hist Name :  
Style/Type: BUNGALOW/HOUSE  
Location...: 516 MORGAN ST  
Design/Art:  
Comments...: SOURCE UNKNOWN

Parcel: 01004113  
Year...: 1920 S2M46  
Zoning:  
Photo#: 101/4A

District...: SAINT ROSE LOCAL DISTRICT  
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1  
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE  
Land Use...: 0170  
Alt./Rest.: MOVED TO SITE ABOUT 1946

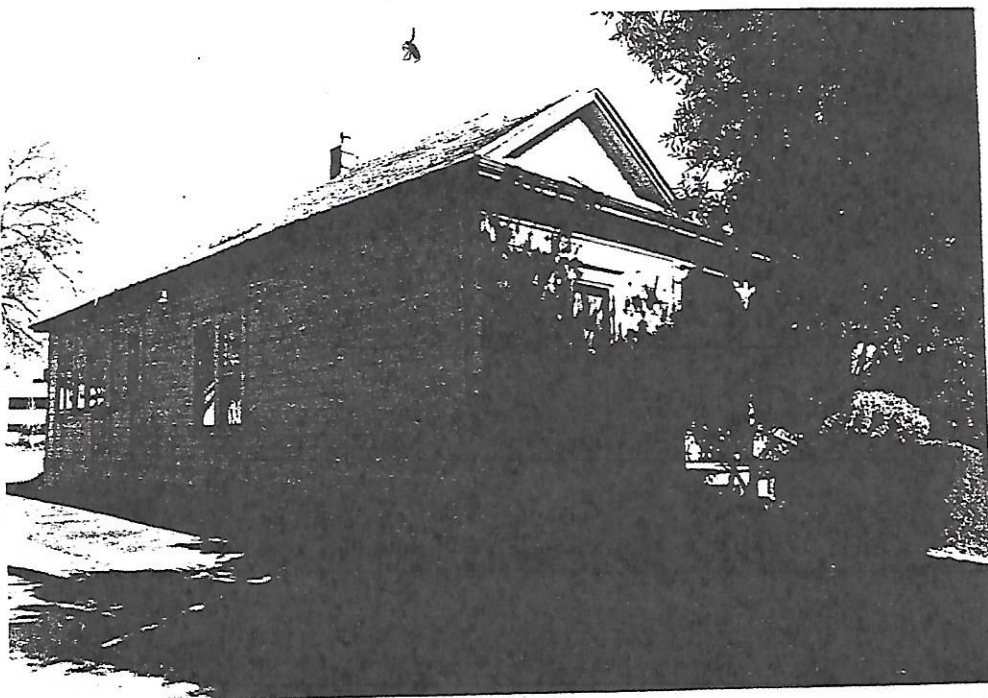
At time called Washington St ?

1949  
Blanche Feliz

*Ann Bloomfield*

City of Santa Rosa  
Historical Properties Inventory  
CONTRIBUTORS, ST. ROSE LOCAL DISTRICT

Run Date: 080489  
Time: 16:43:41

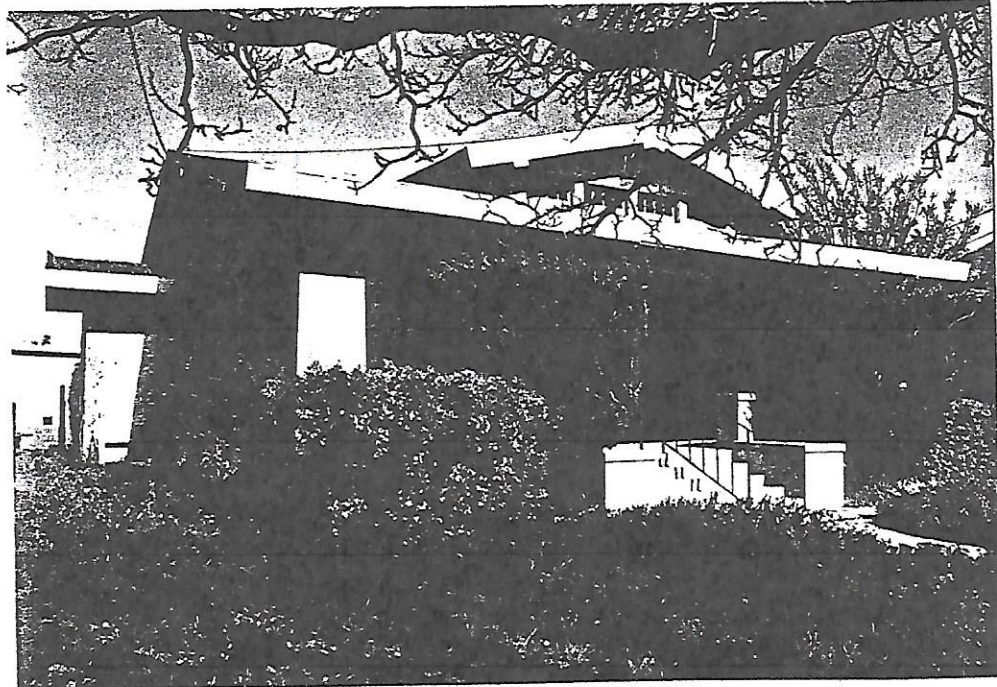


*1949*  
*Chiodo Giuseppe*

Hist Name :  
Style/Type: QUEEN ANNE/COTTAGE  
Location...: 520 MORGAN ST  
Design/Art:  
Comments...: SOURCE UNKNOWN

Parcel: 01004114  
Year...: 1890 S?M46  
Zoning:  
Photo#: 101/5A

District...: SAINT ROSE LOCAL DISTRICT  
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1  
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE  
Land Use...: 0013 SFD - NON CONFORMING USE  
Alt./Rest...: MOVED TO SITE ABOUT 1946 *for freeway*  
*Aka: Washington St*



*Toscani*

*1949*  
*J.E. Cheney*

*1930*  
*CENSUS*

Hist Name : TOSCANI, ANT. & ANGELINA, HO  
Style/Type: BUNGALOW/HOUSE  
Location...: 600 MORGAN ST  
Design/Art:  
Comments...: BAKERY PROPRIETOR

Parcel: 01004115  
Year...: 1020 S?M41  
*1920*  
Zoning:  
Photo#: 101/6A

District...: SAINT ROSE LOCAL DISTRICT  
Context...: RESIDENTIAL BUILDINGS IN SANTA ROSA 1  
Rating...: CONTRIB TO DIST THAT APPEARS ELIGIBLE  
Land Use...: 0013 SFD - NON CONFORMING USE  
Alt./Rest...: G-\$2200 ALTS IN 1941

## Toomians, Kristinae

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**From:** Renee Riggs <renee.riggs@gmail.com>  
**Sent:** Tuesday, October 15, 2019 5:33 PM  
**To:** Toomians, Kristinae  
**Subject:** [EXTERNAL] Caritas Village

Comments:

Historic neighborhoods are critical to save and maintain in our city. How do we know where we came from, know the what the common threads are that connect us to our past?

Our future is connected to our past, to know why people came here and stayed here. It tells us about what was going on at the time— the culture.

If we don't realize the importance of these neighborhoods and decide what the standards are for saving and protecting them, they will be gone. And so will any remnant that connects us to our roots.

What does our geography have to do with all this?

We brag about Burbank, Peanuts, food and wine. Do we know how all that evolved? Are we clear about moving forward and building on our successes?

Saving and caring for our history, our heritage is critical to our future.

Renee Riggs  
Renee.riggs@gmail.com  
C-214-538-0878  
H-707-536-9248  
Sent from my iPhone

## Toomians, Kristinae

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**From:** Mark Parry <mark@ideastudios.com>  
**Sent:** Tuesday, October 15, 2019 9:46 PM  
**To:** Toomians, Kristinae; DeBacker, Mark; Edmondson, Casey; Fennell, Laura; McHugh, John; faire@sonic.net  
**Cc:** 'Bryan Much'; Rose, William; Kincaid, Scott; Hedgpeth, Warren; Goldschlag, Eric; Wix, Henry; Parker Sharron, Adam; Kordenbrock, Brett; Weigl, Drew; CMOOffice; Guhin, David; 'Mitch Conner'  
**Subject:** [EXTERNAL] Comments Concept for Caritas Village  
**Expires:** Sunday, April 12, 2020 12:00 AM

DRB & CHB public comments for the record.

Kristinae, following are comments addressing preservation in general and the Caritas Village Concept before the Boards Wednesday. My comments will be in two parts. General Public comments and project specifics- they will be divided if time requires it.

General Public Comments,

Greetings Board Members;

Mark Parry 419 Benton St. As a federally qualified historic architect and architectural historian our cultural resources are important to me. Indulge me in as an educator a moment.

Winston Churchill fought to save the world from the National Socialist Workers party of Germany and other fascist governments. These ideologies promoted and forcefully insisted on the whole sale destruction of historic buildings to be replaced with what was in vogue and culturally or socially current.

Churchill said “ Do not allow grand visions for a future world distract you from saving what is best of the old one”.

Our community has qualified our cultural resources because they define who we are and help us know where to go. Without them we become un-tethered. This is not good.

Vincent Scully- Yale’s architectural professor and historian defined the preservation movement as the 20<sup>th</sup> Century’s single most significant architectural movement. It was a grass roots resistance from the general populous to governmental, political and the economic forces that where destroying our communities. All of our preservation districts came into being only because the vast majority of its residence over 78% and up to 98% of the residence property owners supported them. These districts are the will of the people expressed to the development and political forces about them. We need to recognize that, and honor it.

It is not wise to allow current political and social pressures to destroy what we were to serve what we have become. Preservation was created as a wrench in the wheel of developer driven, insensitive or mindless development. It allows the public to stop what serves its own vision or purposes at the expense of the previous ages of our community-What is beautiful about us as a community.

I am not defining the Carita Village as this. Yet it currently looks a lot like it to me. I see what Stewart Brand defines in his classic book “how buildings learn” as “magazine architecture”. The design presented has not learned from the past, from the site or from our community. It has paid no attention whatsoever to its context and comes more from what is

current then what is around it. However noble and worthwhile the cause it is the architecture that effects that visually defines our community and will for a very long time. Please be mindful and careful it is no small thing being asked of you to decide.

Project Specific Comments.

Greetings Again.

My architectural history professor Marcus Wiffen was in fact the Architectural Historian of Williamsburg Virginia. Santa Rosa is not Williamsburg. It is a living and vital city that needs to grow and respond to the needs of the populous. I have voiced publicly and privately of my concern that we not become overly preservation minded. The point for me of our preservation districts is to insist that our historic architecture be honored by development within them. We have uniquely beautiful and well preserved districts that can become far greater than they are if and only if we honor, not ignore them. If we allow the remaining architecture to inform the new architecture We do well. This can be done without making it false historicism or an insensitive or poorly designed eclecticism. It takes time and care.

The cultural heritage board has every right to deny demolition permits for any building within the boundaries of its jurisdiction. I entreat them to use this power carefully and wisely. We do not need to hamstring the future for the sake of the past. Neither should we lightly let it be demolished to serve grand visions of a new world at the cost entirely of the beauty of the old one. This two are our a great and current danger- we need a careful wise balance between them.

We should allow architects to keep the best and demolish the worst. Particularly if it can be made to serve the future while honoring the past. I see no need to preserve the old hospital or the general commercial structures. I see the argument to preserve all the historic buildings along Morgan and I would understand if the board chose to require that. It would force the applicant to actually consider the architecture of our community, preserve it and make it useful for the future; it is now ignoring it altogether. These buildings could become two stories, with sensitive infill below them. This is what Architect Dale Zumfelde so expertly did on the corner of B Street and 7<sup>th</sup>. A great precedence for historic district rehabilitations or future historically sensitive developments.

I would however suggest the single family residence along Morgan have sufficient examples preserved elsewhere in the city. I would not have issue with their demolition. If and only if the project that replaced them honored and reflected the history of the buildings once present that this project will replace. Not be simply more "magazine architecture"; let not more LA come to wine country PLEASE!

I believe the singular and best historic architectural precedent, an attainable architecture, one that could guide a very successful and indeed beautiful project, is reflected at 608 Morgan. This could be an architectural thematic foundation. A more dense and multi-storied project could grow from this example. Save it for that purpose. Preserve it and let it inspire and inform the rest of the project. I would recommend that the mass along Morgan Street not exceed 2-3 stories but the 3-4 beyond that frontage could reflect this character and be a very successful and cohesive design. It could become a contributor to our architectural heritage as it would be built on a foundations of it.

Thank you for your attention, I wish you well.

Mark Parry



Wm. Mark Parry aia,csi,sah





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