

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE CULTURAL HERITAGE BOARD
January 5, 2022

PROJECT TITLE

Daniels Additions and Repairs.

ADDRESS/LOCATION

1220 McDonald Ave

ASSESSOR'S PARCEL NUMBER

180-640-048

APPLICATION DATE

August 2, 2021

REQUESTED ENTITLEMENTS

Landmark Alteration Permit

PROJECT SITE ZONING

PD 0005-H (Planned Development within the McDonald Historic combining district)

PROJECT PLANNER

Mike Maloney

APPLICANT

Robert Moore, Architect

PROPERTY OWNER

Greg Daniels

FILE NUMBER

LMA21-015

APPLICATION COMPLETION DATE

August 2, 2021

FURTHER ACTIONS REQUIRED

None

GENERAL PLAN DESIGNATION

Low Density Residential

RECOMMENDATION

Approval

Agenda Item #8.1
For Cultural Heritage Board Meeting of: January 5, 2021

CITY OF SANTA ROSA
CULTURAL HERITAGE BOARD

TO: CHAIR MEUSER AND MEMBERS OF THE BOARD
FROM: MIKE MALONEY, INTERIM CITY PLANNER TRAINEE
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT
DANIELS ADDITIONS AND REPAIRS

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Cultural Heritage Board, by resolution, approve the Daniels Additions and Repairs Landmark Alteration Permit located at 1220 McDonald Ave.

PROJECT DESCRIPTION

The proposed Daniels Additions and Repairs (Project) include:

- Extending the existing Cabana 5' to the 15' setback line along Park Street for the construction of a new 126-square foot enclosed bathroom, which includes the creation of public-facing exterior walls with siding that matches the existing structure.
- Adding 206 square feet to the existing entry porch.
- Adding two new 18-inch x 24-inch x 6-foot brick pilasters at the entry walkway along McDonald Avenue, designed to match the existing brick pilasters along Park Street.
- Replacing the existing McDonald Avenue facing second floor bedroom windows with new French doors for accessibility.
- Adding new guardrail to the existing second floor deck.
- Repairing the existing fence on Park Street

The Cultural Heritage Board ("CHB" or "the Board") is being asked to consider the required Landmark Alteration Permit as the Project site is located within the McDonald Preservation District and, despite being a non-contributor, the proposal includes significant modifications involving a façade and substantial alterations to the existing structure.

Rendering provided to the CHB for review.



Source: Applicant.

1. Surrounding Land Uses

The Project site is surrounded by properties with the General Plan Land Use Designation of Low Density Residential. Properties to the west, south and east are developed with similar residential uses, and the property to the north is developed with a church.

Existing Land Use – Project Site

The Project site is currently developed with residential uses.

2. Project/Site History

In 1963, the home was constructed.

In 1973, a new fence was built on Park Street.

In 1985, a utility addition was added to the West façade

On July 5, 2006, a Landmark Alteration (File No. LMA06-024, Resolution 215) was approved by the CHB and included seismic upgrades, the enhancement of the front entry way (columns) and the extension of the eaves on the sides and rear of the home.

In 2020, the windows were replaced (over-the-counter approval).

On August 2, 2021, an application for the subject Landmark Alteration Permit was submitted to Planning and Economic Development.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The [General Plan](#) addresses issues related to the physical development and the growth of Santa Rosa. The Project site is located within an area designated as

Low Density Residential on the General Plan Land Use Diagram, which allows residential development at a density of 2-8 units per acre. This land use designation is primarily intended for single-family residential development, although other types of housing and land uses are allowed.

A representation of applicable General Plan goals and policies include:

Housing

H-A Meet the housing needs of all Santa Rosa residents.

Historic Preservation

HP-B Preserve Santa Rosa's historic structures and neighborhoods.

HP-B-1 Ensure that alterations to historic buildings and their surrounding settings are compatible with the character of the structure and the neighborhood. Ensure that specific rehabilitation projects follow the Secretary of Interior's Standards for Rehabilitation to a reasonable extent, taking into consideration economic and technical feasibility.

General Plan policies seek to ensure that new development is designed in character with historic structures and that the Project is respectful of the neighboring properties.

Staff Response:

The Project has been designed with materials that are compatible with the character of the structure and surrounding neighborhood and will restore the home's original aesthetic on all elevations, while maintaining a quality residence to meet the needs of the community, and has been found in compliance with applicable Secretary of the Interior's Standards.

Rendering provided to the CHB for review.



Source: Applicant.

2. Zoning

The [Zoning Code](#) implements goals and policies of the General Plan by regulating the use of land and structure development within the City. The Project

site is within a Planned Development, PD 005-H, which is governed by a Policy Statement. If the Policy Statement is silent on a particular development standard, the R-1-6 zoning district development standards are applied.

Zoning Code Chapter 20-28, Section [20-28.040 Historic \(-H\) combining district](#) allows flexibility for reduced setbacks to preserve and enhance existing conditions or character, and may be applied to new buildings or expansions of existing structures. A reduction of setbacks required by the primary zoning district, in this case we would defer to the R-1-6 (Single-Family Residential) zoning district, may be approved provided that the Board make the following two additional findings:

- The reduced setback will not significantly impair the residential privacy of the proposed structures or any adjacent existing or anticipated residential structures or use; and
- The reduced setback enhances and protects the historic development pattern of the preservation district or any adjacent contributing properties and that approving a reduced setback facilitates a superior project.

Pursuant to [Zoning Code Chapter 20-58](#), a major Landmark Alteration Permit is required. Prior to acting on the project, the Board must also make the following findings before approving the Landmark Alteration Permit:

- The proposed changes are consistent with applicable zoning standards except as directed by Zoning Code Section [20-12.020](#).
- The proposed change implements the General Plan and any applicable specific plan.
- The proposed Project has been found in compliance with the California Environmental Quality Act.

In addition, the following criteria must also be considered before the Board takes action:

- Consistency of the proposed change with the original architectural style and details of the building.
- Compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district.
- Consistency and/or compatibility of the proposed textures, materials, fenestration, decorative features and details with the time period of the building's construction.
- Whether the proposed change will destroy or adversely affect important architectural features.
- Consistency with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving,

Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision).

Staff response:

As shown on the draft resolution included in this packet, all items were considered during Staff's review and all findings can be met, including the reduction of setbacks to allow Board action for the entryway pilasters because the proposed encroachment is not associated with any new occupied space and the reduced setback facilitates an appearance enhancement element and the functionality of the residence.

Additionally, the site is located within the McDonald Preservation District and has been found to preserve the character of the McDonald Avenue Preservation District despite the site being identified as a non-contributor to the district. The project has also been reviewed in compliance with all applicable development standards set forth in both the Zoning Code and [Policy Statement](#) for PD 0005-H.

3. Design Guidelines

The [Design Guidelines](#), Sections 4.7 provides guidelines for development within Santa Rosa's Historic Properties and Districts and the following are applicable to the proposed Project:

4.7.I Goals

- A. To preserve Santa Rosa's historic heritage.
- B. To encourage maintenance and retention of historic structures and districts.
- C. To ensure that alterations to historic buildings are compatible with the character of the structure and the neighborhood.

4.7.III Design Guidelines

B. Additions

- 1. Design a new addition so that it does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials.
- 2. Locate an addition as inconspicuously as possible, on the rear or least character-defining elevation of the building.
- 3. Limit the size and scale of an addition so that it does not visually overpower the original structure.
- 4. Differentiate the addition from the original building so that the original form is not lost.

D. Fencing

1. Design new fences to be compatible with the architectural style, material, scale, and era of the main building or neighborhood.

F. Landscaping

1. Preserve significant historic landscape elements, such as grassy lawns, mature trees, hedges, foundation, plantings, fences, walls, ground cover, trellises, patios, terraces, fountains, and gardens.
3. Match new landscape plants and materials with the original materials wherever possible.

H. Non-Contributing Buildings

1. Design changes to a newer building to be compatible with the house's architectural style and that of the neighborhood.
2. Changes to an older building should attempt to return the building to its original appearance

L. Repair and Replacement

1. Design changes to a newer building to be compatible with the house's architectural style and that of the neighborhood.
2. Changes to an older building should attempt to return the building to its original appearance

O. Replacement Windows and Doors

1. Maintain the same configuration and details as the original windows and doors.
2. Ensure that any alterations to window and door openings should remain in proper proportion to the overall design of the building.

Staff Response:

While most of these Design Guideline policies are only pertinent to contributing or designated historic structures, which the subject site is not despite the age of the house, the guidelines are implemented in the design of the proposed Project in order to achieve neighborhood compatibility with the surrounding District. For additional Design related material, refer to the staff response in the Historic Preservation section (4) of this report.

4. Historic Preservation

The subject site is within the McDonald Avenue Preservation district and is identified as a non-contributor. Zoning Code Section [20-28.040\(M\)](#) advises that the McDonald Avenue Preservation District was established by the City Council in 1998, and recognizes the period of significance ranging from 1878 to 1940. The district is recognized for an array of architectural styles (such as Bungalow, Colonial, Greek, Mediterranean, Tudor, and Period Revival(s), as well as Craftsman, English Cottage, Italianate, Prairie School, Provincial, Queen Anne, and 1930's track type). District properties include medium and larger lots which generally measure 50 by 150 feet or larger, with 40 percent lot coverage and are predominantly developed with one- and two-story single-family homes, duplex units, small apartment complexes and other miscellaneous buildings. Residential properties are primarily built with wood siding or stucco and typically have the entry door face the street where lawns and front yard fences are prevalent.

Projects proposed within a preservation district are reviewed in compliance with *Processing Review Procedures for Owners of Historic Properties* and with applicable standards set by the Secretary of the Interior.

[Processing Review Procedures for Owners of Historic Properties](#)

The purpose for this document is to assist applicants in preparing project designs and plans; it also provides a tool for project review. The following guidelines from the City's Processing Review Procedures for Owners of Historic Properties are applicable to the proposed project:

A. Additions

1. Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
2. Limit the size and scale of an addition so that it does not visually overpower the original structure.
4. Locate an addition as inconspicuously as possible, on the rear or least character-defining elevation of the building.
5. Additions should be designed so that they are differentiated from the historic building. It is not necessary to duplicate exactly the form, material, style, and detail of the historic building so closely that the integrity of the original building is lost or compromised.
6. Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors.
11. It is recommended that the exterior colors of the addition be compatible with the paint colors on the historic building.

D. Fencing

4. Wooden fences should be painted or stained to match or to be compatible with the house and the neighborhood.

H. Non-Contributing Buildings

1. Changes to newer buildings - those constructed after the historic period - are acceptable and need only to be compatible with the house's architectural style and the neighborhood.

J. Porches

2. Where physical evidence of an original removed porch exists, reconstruction in a design which is appropriate to the house's architectural style is encouraged.

L. Repair and Replacement

The Cultural Heritage Board believes that ordinary repair and replacement projects and routine maintenance do not require design review and approval, as long as the work does not result in any changes in design or material.

O. Replacement Windows and Doors

5. Alterations to window and door openings should remain in proper proportion to the overall design of the building

Secretary of the Interior's Standards

Pursuant to Zoning Code Section [20-58.060\(F\)](#), the CHB must consider consistency with applicable Secretary of the Interior's four sets of Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision). Since the project proposes modifications and repair to an existing non-contributing building, the most applicable set of standards are those for rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Response:

In this case, the subject site has not been identified as a contributor nor is it listed on any State or Federal register. Because the Secretary of the Interior's Standards are more applicable to structures with historic value, staff's analysis focuses on the City's Processing Review Standards, which are more applicable.

Although the non-contributor status allows that additions and repairs need only to be compatible with the home's architectural style, the proposal implements the historic guidelines throughout the design. The proposed changes do not detract from the character of any adjacent contributing properties or the District as a whole, as the proposed changes incorporate architectural features already found on site and throughout the District. For example:

- The proposed entryway pilasters are compatible with the existing pilasters on the site in both style and materials and with similar entry way pilasters on adjacent properties.
- The bathroom addition will be located inconspicuously and will cohesively blend into the architectural character of the home by using similar materials as to not compromise the character of the property.
- As indicated in the Project Narrative and accompanying photo, the second-floor deck previously had a guardrail and the Project proposes to re-install a similar rail.
- The design for the modification of two of the three front facing windows into functional French doors hold the proper proportion to the overall design of the building and retain the integrity and compatibility of the previous and existing appearance and will allow for accessibility to the deck.
- The expansion of the first-floor front porch is to be reconstructed in a design more appropriate to the structure's updated columns, which were previously approved. This enhancement will increase the established visual interest with a defined and focal entry point.
- The wooden fence repair is planned to match the existing fence which is compatible with the house.

The property will continue to be used for its original residential purpose and the proposed additions and repairs would not have a negative impact on the historic integrity of the neighborhood, as the proposed improvements are intended to ensure the Districts historic heritage is reflected, while simultaneously achieving

unique distinctions that enhance the appearance and functionality of the residence.

5. Neighborhood Comments

As of the date this report was prepared, no public comments have been received.

6. Public Improvements/On-Site Improvements

No public or on-site improvements are required.

FISCAL IMPACT

Approval of this Project will not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The Project has been reviewed in compliance with the Environmental Quality Act (CEQA):

- Pursuant to CEQA Guidelines Section 15301, the Project qualifies for a categorical exemption because it proposes minor modifications to an existing structure, which was constructed several years after the District's period of significance and is not identified as a contributor to the district and, therefore, has no value as a historic resource.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

All noticing for the Public Hearing was done in compliance with Zoning Code Chapter [20-66](#), including a mailed Notice of Public Hearing (Notice) to owners and occupants of properties within 600 feet of the Project site; a published Notice in the Press Democrat; two Public Hearing signs posted on the Project site; a physical copy of the Notice posted at City Hall's noticing kiosk; a virtual copy of the Notice posted at www.srcity.org; and an emailed Notice to recipients of the Cultural Heritage Board bulletin updates.

ISSUES

There are no unresolved issues and the applicant is requesting approval of the plan as proposed.

ATTACHMENTS

Attachment 1: Disclosure Form
Attachment 2: Location & Neighborhood Context Map
Attachment 3: Project Narrative
Attachment 4: PD0005 - Policy Statement
Attachment 5: Project plans
Attachment 6: CHB Resolution 215

Resolution 1: Landmark Alteration Permit
Exhibit A: Engineering Development Services Exhibit A dated October 20, 2021

CONTACT

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