

# 120 5th Street

Railroad Square Historic District  
Downtown Station Area Plan



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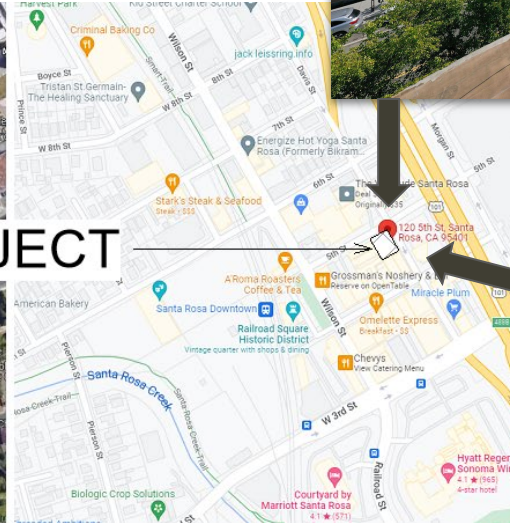
## **Details**

Paint, finishes, etc.

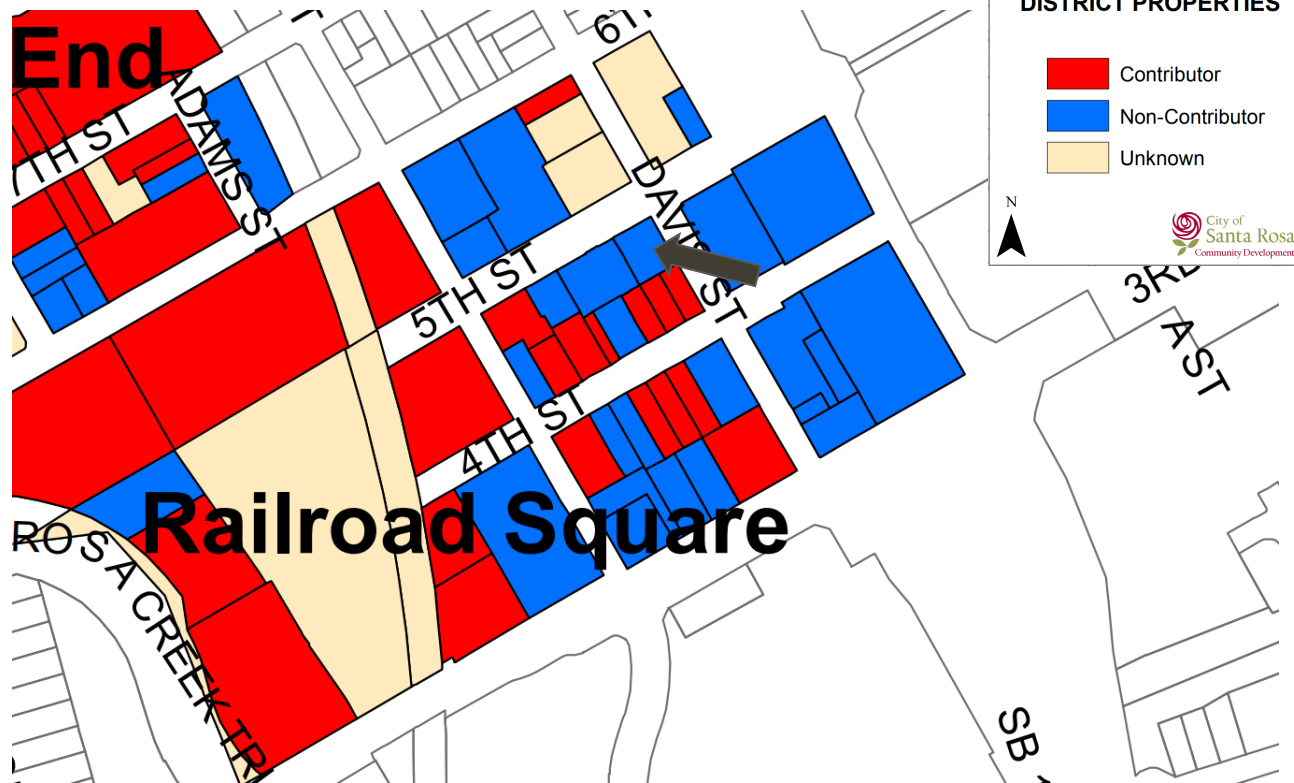
# Location



PROJECT







# Contributor Status

# Railroad Square Historic District

The block Railroad Square Historic District was so designated by City of Santa Rosa Resolution 13572 on November 21, 1978 and was listed on the National Register of Historic Places in 1979. It sits within the 1870 Clark's Addition and portions of the Boyce Addition just west of the original town boundary. Clark's Addition was laid out into 177 forty-foot by one hundred-foot lots with several much larger parcels at the north and west extremities (see Appendix 3). The larger lots were subsequently subdivided by their purchasers.

# Tocchini Building

AH (Arideo Henry) and Daniele Tocchini immigrated from Tuscany with their parents and siblings in 1903, and the family soon got into the grocery business. In 1923 they were encouraged by a representative of United Theaters to build the Strand Theater in the commercial district. Rival theater the G(eeott) and S(trobino) opened just two weeks before the Strand and was also built by Italian immigrants.

The theater and grocery business at the Strand appear to have been relatively short-lived. Over time the building has contained a liquor warehouse, the Santa Rosa Athletic Club, an auto body shop, something called the Revival Center, a hot tub spa, and for the last several decades, night clubs.



Findagrave/Ancestry

Daniele Tocchini



120 Fifth Street, the Tocchini Building with detail, view to west

# Upgrading a Non-Contributing Building

- The Cultural Heritage Board can provide invaluable expertise and advice to owners and designers who wish to upgrade non-contributing buildings - City of Santa Rosa “Processing Review Procedures for Owners of Historic Properties”

# Secretary of the Interior's Standards for Rehabilitation

- Subset of the guidelines
  - The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. [*EX Façade, Trim, Tocchini lettering, and emblems.*]
  - Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
  - Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved. [*EX Façade, Trim, Tocchini lettering, and emblems.*]
  - New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. [*TEXT proportionality. The Existing Facade rises above 22', The new addition rises to 55' The Fibonacci of 22' is 35', The Fibonacci of 35' is 57'*]
- The Standards will be applied taking into consideration the economic and technical feasibility of each project.



# Related Projects



10 SOUTH ELEVATION FACING DAVIS STREET

AC Hotel, BAR Architects: 60'0" Roof Height





**Parking**



**Railroad Square  
Historic District**



**Neighboring  
Properties**

**Considerations**

# Parking

- Chair Burch opened the public hearing.
- Richard Carlisle – Asked that the 5<sup>th</sup> Street elevation be made as pedestrian-friendly as the 4<sup>th</sup> Street elevation, and that the 4<sup>th</sup> Street/Davis Street bulb-out be duplicated on 5<sup>th</sup> Street/Davis Street. He expressed concern regarding parking.
- Mike Montague – Railroad Square property owner – 5<sup>th</sup> Street merchants in Railroad Square feel left out, and the corner of 5<sup>th</sup> Street/Davis Street is very important, and must be user-friendly. He expressed concern regarding trees, as Railroad Square has a tree plan. He expressed concern regarding parking.
- Hugh Futrell – 200 4<sup>th</sup> Street – Important that Bedford Lodging is investing in our downtown; The site has a temporary parking facility which will ultimately disappear; Height – The proposed height has previously been considered appropriate by Board Members; the corridor on east side is fundamental to create an edge separating the freeway from the Historic Railroad Square.
- Sara Rose – 126 4<sup>th</sup> Street - Expressed concern regarding parking and building height, because they do not need a barrier on the west; asked that there be a blending between new and old.
- Chair Burch closed the public hearing.

SANTA ROSA DESIGN REVIEW BOARD/CULTURAL HERITAGE BOARD SPECIAL JOINT MEETING MINUTES  
FEBRUARY 21, 2017



# Parking

“Our interest as Railroad Square business and property owners is to preserve the limited street and under the freeway parking for the existing Railroad Square businesses, employees and customers.” -Railroad Square Project Review Committee May 8, 2017



# Parking

“We have more than 400 permits available in the 7<sup>th</sup> St Garage. Another monthly permit option that would be a bit more affordable (\$50/mo.) and much closer to the development address is the ‘Morgan St’ Lot directly under the 101 freeway. There are about 40 monthly permits currently available in that lot as it is a much smaller facility than the garages.” - City of Santa Rosa, August 9th, 2022

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING  
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
DOWNTOWN STATION AREA SPECIFIC PLAN—ATTACHED MULTIFAMILY RESIDENTIAL USES		
Residential—Attached Single-Family	No minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Residential—Multifamily	No minimum.	
DOWNTOWN STATION AREA SPECIFIC PLAN—NONRESIDENTIAL USES		
All nonresidential uses	No minimum.	1 space per 5,000 sf







TLCD Concept Design 2017 62' Roof Height





2022 Concept Design: 55' Roof Height



# Economics of Design

Why 4 new Stories? Maximize the possibility that the project makes economic sense.

Economics of the 120 5th Street Development are doubtful given the current costs.

-Reputable Santa Rosa Developer



# Preserving a 99-Year-Old Façade

1. Accurately captured existing conditions with 32 meshed LiDAR scans
2. Carefully designed new structure around the existing Façade





# Preserving a 99-Year-Old Façade

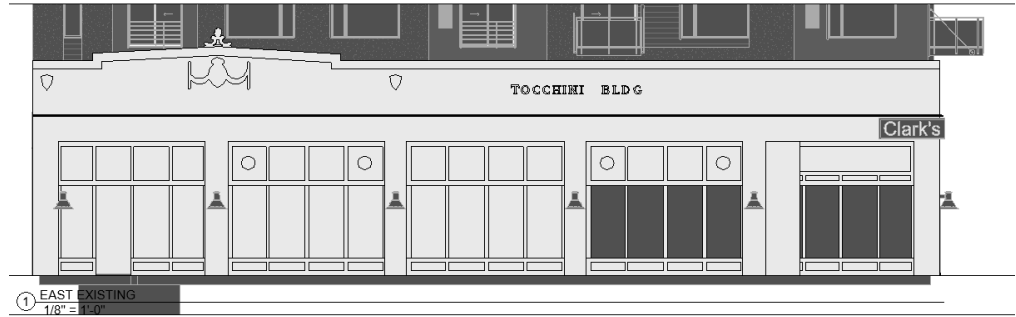
1. Accurately captured existing conditions with 32 meshed LiDAR scans





# Preserving a 99-Year-Old Façade

1. Carefully designed new structure around the existing Façade
2. Details Preserved



Trim details



Trim details



# Building Mass

1. Articulation at the corner reduces the impression of building mass.
2. Articulation along the Façade alternates impressions of building mass.
3. Preserving large existing trees shields building mass
4. Large exterior light fixtures concentrate perception of mass at the human-scale.
5. 2nd Floor at 15' per the following slide



# 2nd Floor at 15'

- A step down from the precedent set by the AC Hotel on the edge of the Historic District
- 2nd floor units are recessed below the top of the existing façade
- Aimed at keeping the major building mass at below 55'



# 4th Street Neighbors





# 4th Street Neighbors





# 4th Street Neighbors



# 5th Street Neighbor



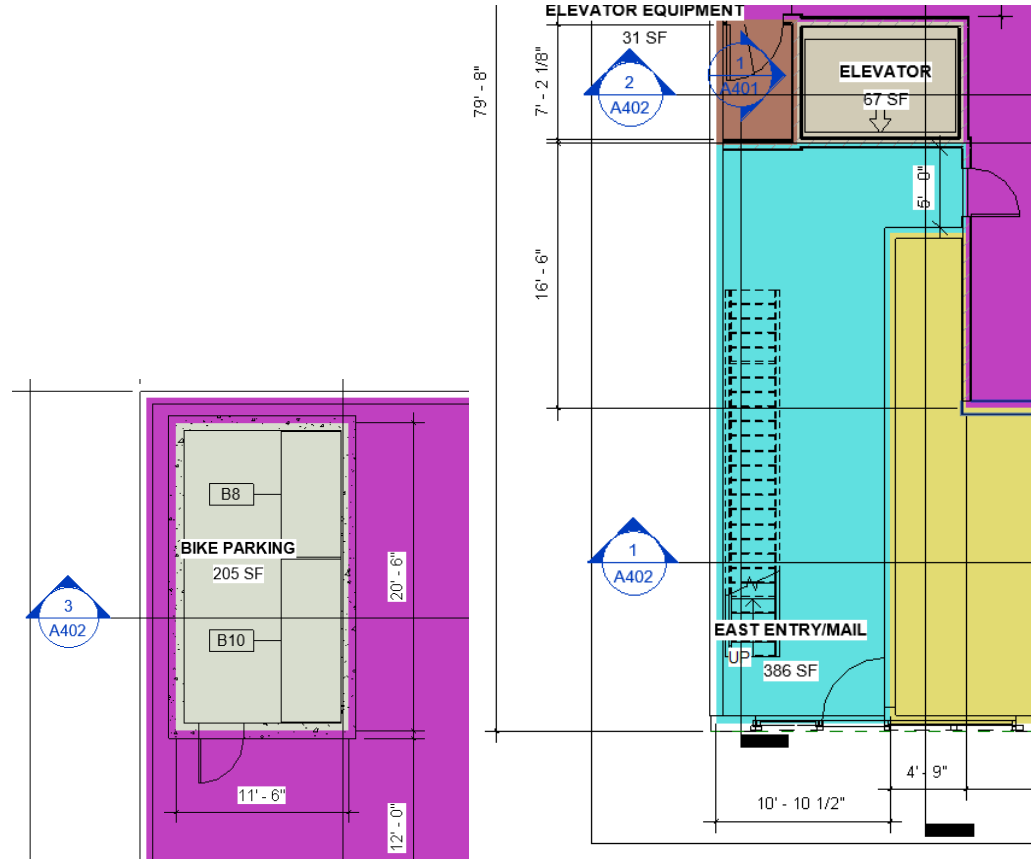


An aerial photograph of a residential neighborhood. A yellow arrow points to a specific house, which is labeled "The Hole". The house is a two-story structure with a dark roof and light-colored walls. It is surrounded by other houses and trees. The image is oriented horizontally, but the text "The Hole" is written vertically along the side of the house.



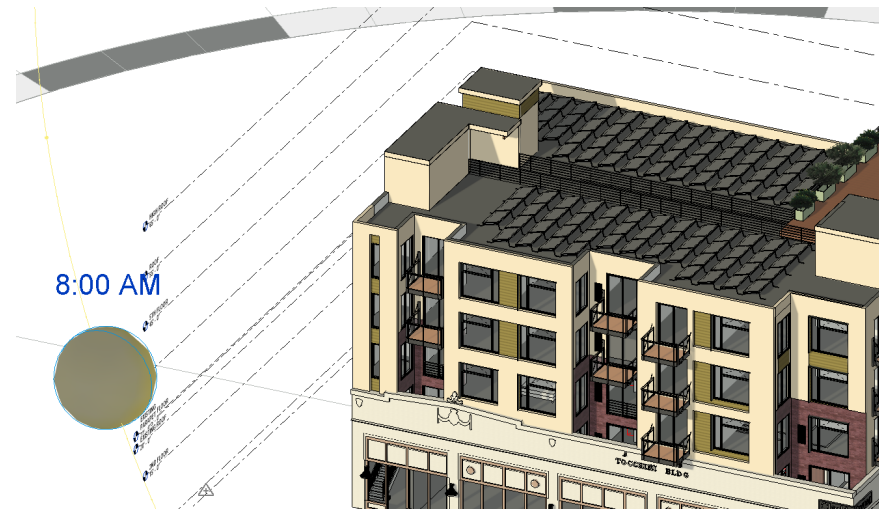
# Active Design

- Stair prioritization and openness
- Exces bike parking
- Proximity to SMART Station



# Sustainable Design

- Preserving existing Façade to reduce waste
- On Site Recycling & Compost
- 40kW rooftop solar
- All-electric residential units





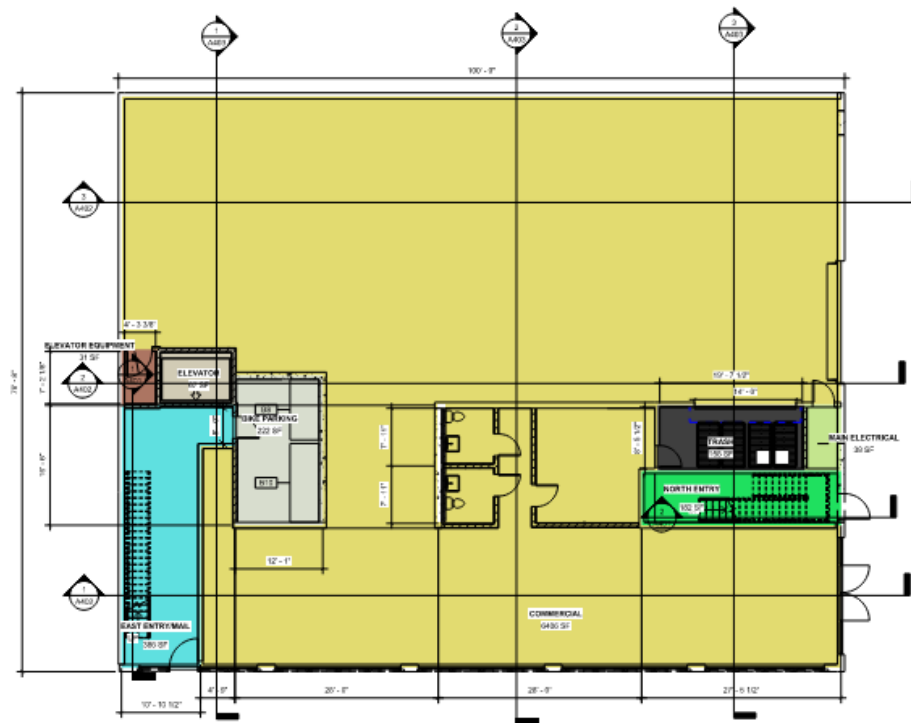
- 10 Space Parking Alternative



① GROUND FLOOR  
1/8" = 1'-0"

# Ground Floor Plan

- Full Commercial ground floor alternative



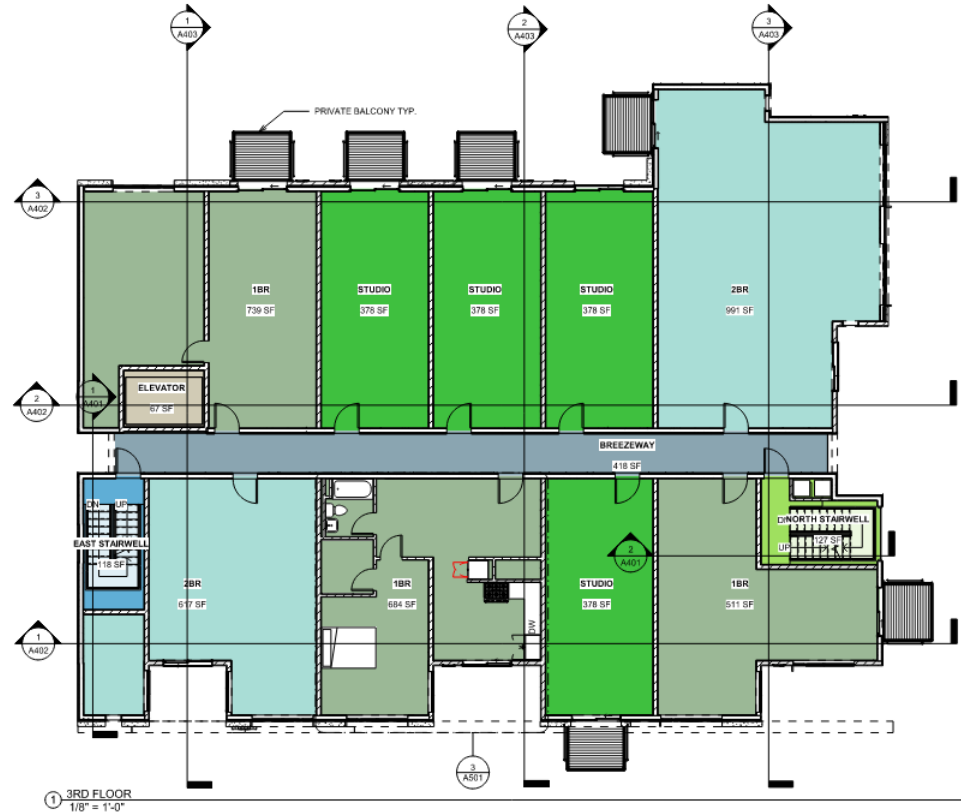
① GROUND FLOOR  
1/8" = 1'-0"

# 2nd Floor Plan

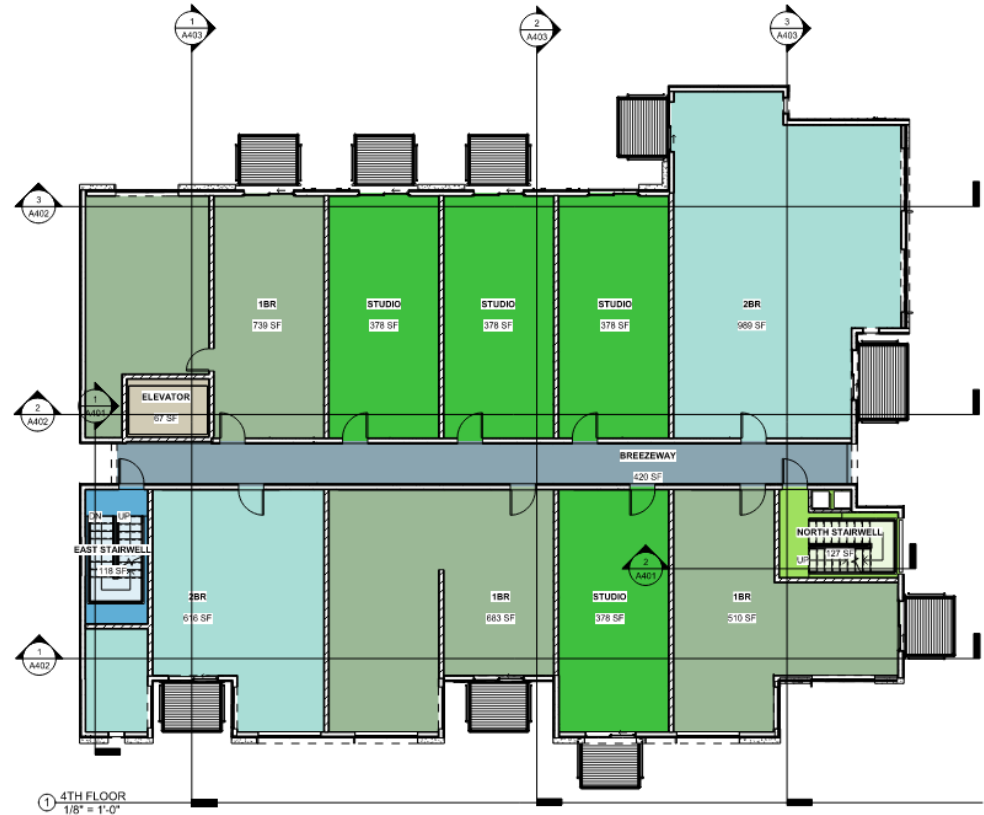


① 2ND FLOOR  
1/8" = 1'-0"

# 3rd Floor Plan



# 4th & 5th Floor Plans

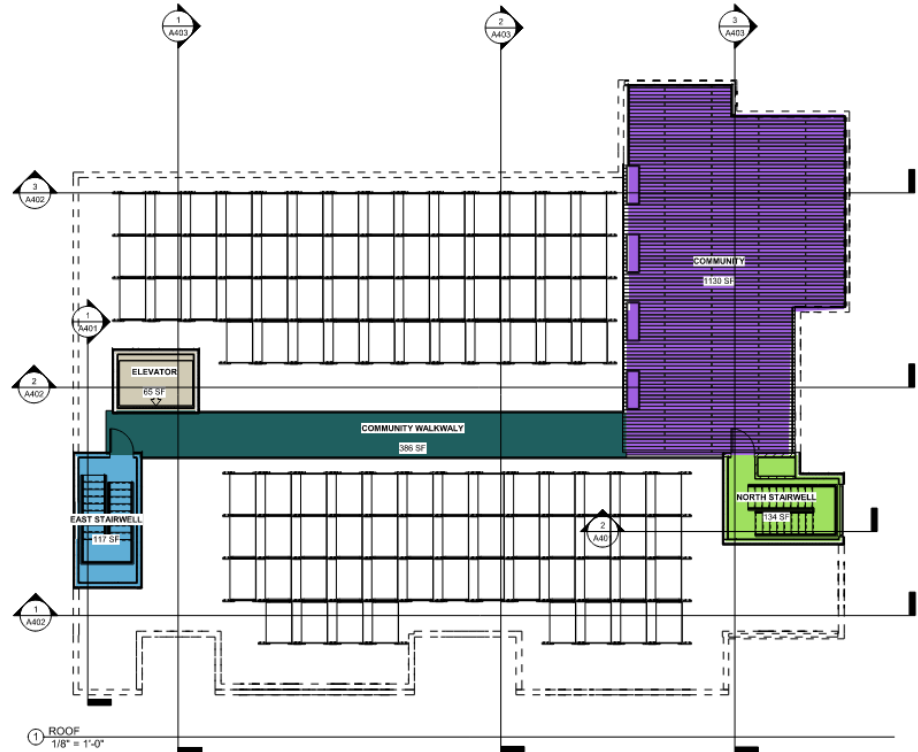


# Roof Plan

- 40kW Solar System to support all electric residential units
- Rooftop deck

## SOLAR PANEL SCHEDULE

Type	Wattage	Count
400 W 62"X41"	400	100
Grand total: 100		100



# Elevations



VIEW FROM ROOFTOP DECK  
3/17/20



VIEW FROM 5TH FLOOR NORTH  
3/17/20



NORTH  
1/17/20



NORTH RENDERING AND POINT CLOUD  
3/17/20



NORTH RENDERING AND POINT CLOUD  
3/17/20

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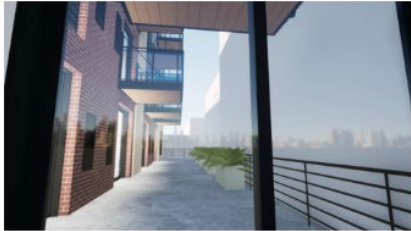
CLIENT:  
GREG CLARK

120 FIFTH STREET  
NORTH BUILDING  
ELEVATION

Project Name: 120 FIFTH STREET  
Date: 7/20/2022  
A301  
Scale: As Indicated



# Elevations



VIEW FROM 2ND FLOOR ONTO SHADED PATIO  
S4 = 1/2"



SOUTH  
S4 = 1/2"



VIEW FROM 5TH FLOOR BREEZEWAY  
SOUTH  
S4 = 1/2"



SOUTH BREEZEWAY AND POINT CLOUD  
S4 = 1/2"

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CLIENT:  
GREG CLARK

120 FIFTH STREET  
SOUTH BUILDING  
ELEVATION

Project number: 2023-01  
Date: 7/21/2023  
A302  
Scale: As indicated

# Elevations



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⓪ EAST BUILDING AND POINT CLOUD 2  
3/4" = 1'-0"



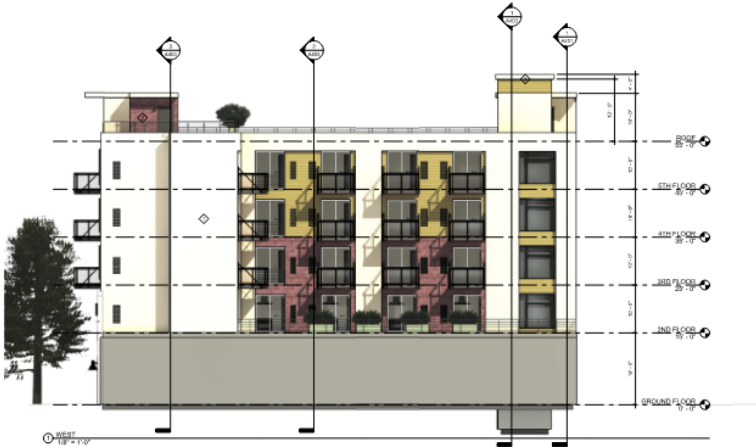
⓪ EAST BUILDING AND POINT CLOUD  
3/4" = 1'-0"

CLIENT:  
GREG CLARK

120 FIFTH STREET  
EAST BUILDING  
ELEVATION

Project Number: 2023.01  
Date: 7/17/2023  
A303  
Scale: As Indicated

# Elevations



WEST BUILDING AND FRONT CLUT



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CLIENT:  
GREG CLARK

120 FIFTH STREET  
WEST BUILDING  
ELEVATION

Project Number: 2022-04

Date: 1/12/2022

Scale: As Indicated

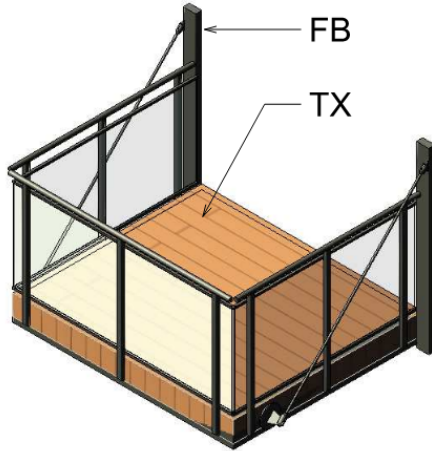
Sheet: A304

Notes: As Indicated

1/12/2022 11:04 AM

# Exterior

- Prefab balconies
- Exterior light fixtures



④ CONCEPT PREFABRICATED BALCONY  
3/4" = 1'-0"



SCN: Sean Lavin Ash  
LED 8 inch Charcoal  
Outdoor Wall Light

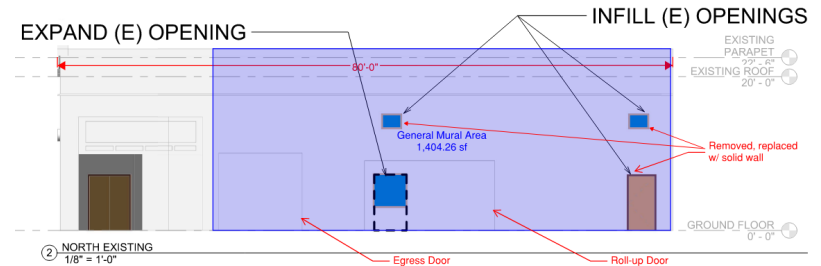


LMC: LUMEC DOMUS  
DMS55 BKTX Black Textured

② CONCEPT LIGHTING  
3/4" = 1'-0"



Art





## 1870 Clark's Addition



Ptn. CLARK'S ADDITION

REC. 11-23-1870 IN BK. 001, MAPS, PGS. 04-00

# Thank You!

