

Historic District Approval Application

800 McDonald Avenue 95404, Santa Rosa
Completed building 1983
Original Owner/Architect-Gary Jensen; owner until death October 2016
Purchased by Broker/Seller: Bruce and Cindy Tonacasia (2016)
Purchased by Mary Patricia O’Day/John Grabowski (July 2017)

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**ALSO SEE SEPARATE CONTEXT, SITE, ELEVATION AND
LANDSCAPING plan copies.**

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Request for:

This Landmark Alteration Permit provides Project Description, Site Plan, and Existing and Proposed Elevations. It includes legalization of previously undertaken modifications and proposed improvement. In some instances, e.g. fencing, replacement or removal is essential for safety and aesthetics due to deterioration.

Items:

1. Legalization of unpermitted modification – front door replaced with window (Figure 2)
2. Legalization of unpermitted modification – relocation of and installation of new front door (Figure 2)
3. Legalization of unpermitted modification – modification to front deck and steps (Figure 2)
4. Legalization of unpermitted modification – closure of permitted window and replacement of permitted window (north side) Figure 3)
5. Legalization of unpermitted modification – replacement of existing doors (Figure 4)
6. Legalization of unpermitted modification – modification to side deck and steps (Figure 4)
7. Legalization of unpermitted modification – relocation of existing chimney (Figure 4)
8. Legalization of unpermitted modification – closure of permitted window opening and window replacement (east side-back) (Figure 5)
9. Legalization of unpermitted gate modification (Figure 6)
10. Legalization of unpermitted modification and Proposed Improvement – installation of new fence design and material at various locations. Includes modification to existing gate design and material (Figure's 7, 8, 9, 10, 11). This includes landscape improvements (Schematic Page 16, current; proposed Page 21 and additional copies).
11. Proposed Improvement -- painting to approximate original brown/gray color (Figure 1)

Project Description

The legalization of unpermitted modifications, listed above, involve four broad categories. These changes include: (1) door and window alterations; (2) replacement of redwood decking and patio's with concrete decking and patio's and appearance of front gate; (3) chimney move from crest/peak to south side and; (4) replacement of original fences with redwood materials approximating original house color. Fence replacements are necessitated by deteriorated condition of original 1983 fence installations. **Locations** of these changes are identified in **original house Schematics (Page 14 and 15) and in Figures (1-6). Elevations** with original and changed depictions are presented for west, north, south, and east (**Pages 17-20**).

Descriptive changes follow:

1. The location of the front door was moved from east to north facing.

2. Five sliding glass doors (south side) were replaced with dual opening doors ("French Doors") of equivalent size and glass appearance (Approx 3 per side less glass).
3. Concrete steps and decking replacing the previous redwood decking are identical in dimensions/size to that represented in the original approved house plan.
4. The front brick gateposts were covered with concrete-like material. The original slotted wooden gate was replaced with solid wood front. This will be altered in accord with returning to original wood color.
5. The original wood burning, free standing stove, with pipe to brick chimney was removed. A gas fire feature was installed at south wall of living room and a stovepipe type chimney meeting code was installed through roof on south below roof peak.
6. Original 35-year-old wood shingle fence was painted white by seller. Buyer replaced with board on board redwood fence returning the fence to original natural color.

Proposed improvements/changes include: (1) removal and/or replacement of original fence with material approximating original color (unpainted). Fences will be replaced/removed by Residential Redwood Fencing (Santa Rosa, CA); (2) painting house to approximate original color and; (3) landscaping. **Locations are in Schematics (Page 15 and 16) and Figures (8-11). Original landscaping plan** (modified by original owner and recent Broker/Seller) is shown in **Schematic, Page 16**, and **proposed landscaping is presented in Schematic, Page 21**.

1. The original set back half-fence, left-front will be removed. As part of landscaping a low bench and low water feature will be installed at approximately the same location. This fence is collapsing and removal is essential
2. The set back fence and shed facing, right front, will be replaced with redwood. The material had been obscured over the years by growing bushes. The change will return to approximately original appearance.
3. 20 feet of fence to north will be replaced with unpainted redwood, again approximating original appearance and adjoining neighbors equivalent fence from east to west.

Site Plan

The plans for change are documented in **original house plan schematics (Pages 15 and 16)**. The **original landscaping site plan** is presented in **1983 schematic -Page 16**. The **proposed landscaping site plan is presented in Schematic-Page 21**. Note that it is difficult to discern from original plans, more recent pictures or seller activity, the evolution of the landscaping from 1983 to 2017. **Overall house/lot Site Plan is on Page 23**

Existing and Proposed Elevations

The original elevations with notations of changes are **presented on pages 17-20**. These include west (front), north (adjacent neighbors), south (13th Street) and east (facing garage). Annotations above and throughout refer to the Figures/Photo's and pages.

Context Map for 800 McDonald See Page 22 (and additional copies)

A. **The following provides list and pictures of exterior changes made by sellers, of which we (new owners, O'Day/Grabowski) are aware.** The list combines information obtained from (1) online photo's prior to sale on original owners death, (2) microfiche plans provided by SR Planning and (3) neighbors. Seller documents did note the following visible outside changes: whitewashing house; planting olive tree; garden lighting; gate replacement; replacing rain gutters; new roof; some window replacement. All changes made to date but one, were done by the SELLER. We (O'Day/Grabowski) installed new redwood fence (13th Street-south side) to replace collapsing fence; see B below.

-Exterior of house was brown/gray natural wood. Seller painted house and all fences white;

Figure 1 (a) post renovation (b) pre renovation.

-Chimney (and internal free standing fire stove) removed **Figure 1 (b)/arrow**



- Horizontal window replaced front door at house set back; **circled 1-Figure 2.**
- Front door was moved to side of main front body of house; **circled 2-Figure 2.**
- Front decking/steps replaced with concrete; **circled 3-Figure 2.**



-Laundry room window (circled #1) replaced; window in kitchen removed (circle #2), north side.
Figure 3



-Five sliding glass doors, south side courtyard (not visible from 13th street), replaced with double inward swinging doors ("French Doors", with similar single large glass surface (example circle #5). **Figure 4**

-South side wooden deck spanning length of house (not visible from 13th street) and accessed from glass doors replaced by equivalent height concrete deck. Double arrow, #6. **Figure 4**

-Fire feature installed on south living room wall; metal chimney installed on south facing (13th street) roof; circled. #7 **Figure 4**



-Single window in master bedroom (approx H=2ft, W=6ft, centered 5 feet off floor) was removed (**circle #1**). Replaced by two standard windows placed left and right (**circled #2**). This east outside wall faces side of garage and is not visible from street. **Figure 5**



-Front Gate, current and original. Both with two posts, different gate face (**Figure 6**)



B. The following concerns single change made by current owners to date

1. Fence, previously natural wood but painted white prior to our purchase (approx. 65 feet, south, side, 13th street) was vine covered. Removal of vines indicated they had been “structural support” and fence was collapsing. We replaced with a natural fence installed by Redwood Residential Fencing, Santa Rosa CA. Same configuration (13th street with wrap to garage at rear) as original and similar to other side fences on street. **(Figure 7)**



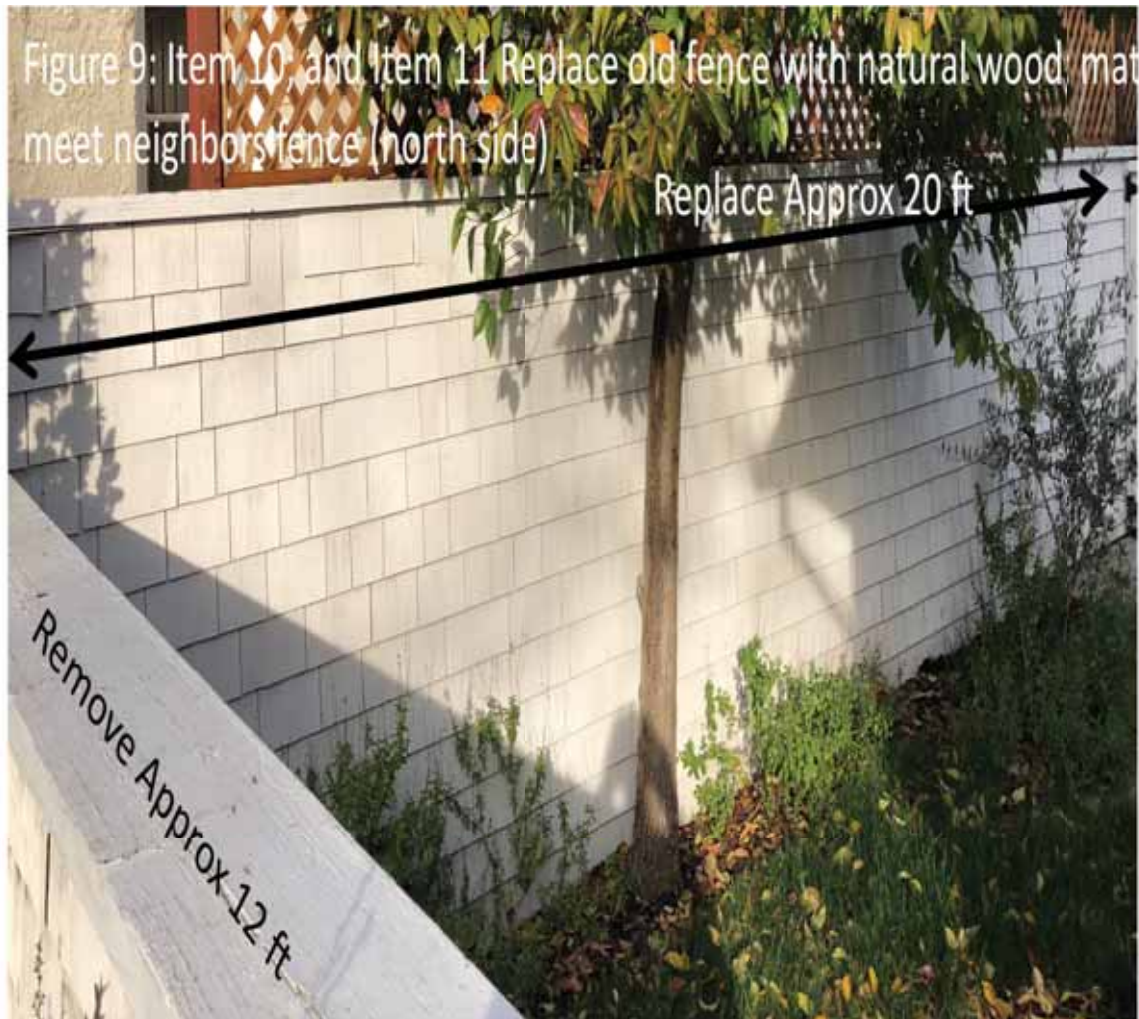
C. The following list concerns requested approvals for future change.

-Repaint house to approximate natural gray/brown (See Figure 1 b).

-Remove set back fence at left front of house (Figure 8 a, b)



-Replace old original fence with natural unpainted wood 20 feet of that abuts neighbors new identical fence between houses (north side) **(Figure 9)**



1. Install modest vertical water feature/fountain (H=40 in, W/D 22 in) and low concrete planter bench (H=20 in L=72 in) behind line (closer to house) of fence after its removal. **(Figure 10)**



-Replace set back fence at right front of house with natural wood (**Figure 11**)



800 McDonald Avenue

Changes from Original Plan; most entailing replacement

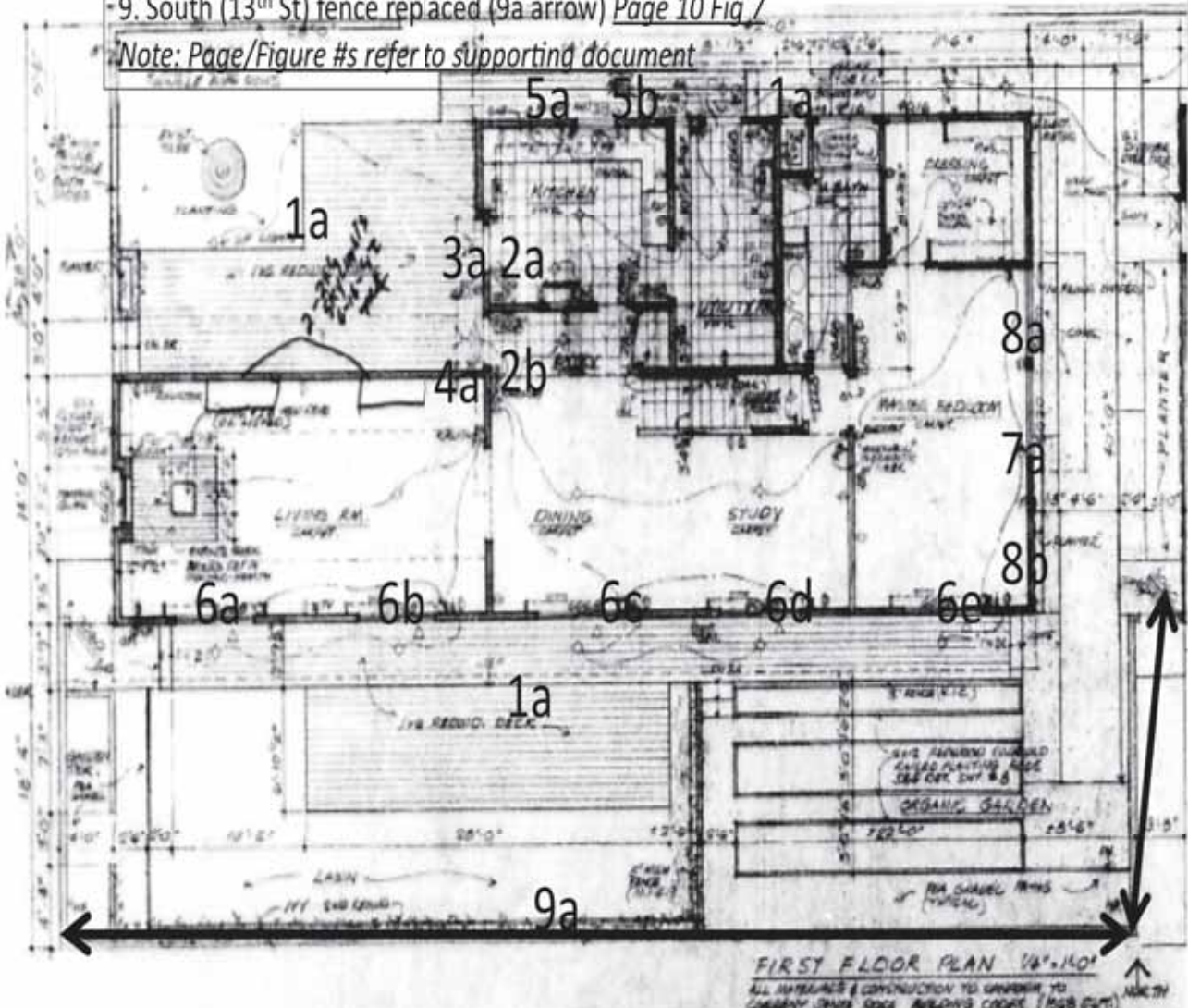
Determined from microfiche documents

Schematic A
Changes
requiring
Legalization
notations jg

800 Mc Donald Original 1st Flr Plan

1. Redwood decking replaced with concrete (1a), Page 5, Fig 2, also Page 7, Fig 4
2. Two front doors removed (2a, 2b), Page 5, Fig 2
3. Window at kitchen replaced one door (W57in x H21 in) (3a) Page 5, Fig 2
4. Entry door installed at right front (W36 in x H 80 in) (4a) Page 5, Fig 2
5. North kitchen window removed (5a), laundry window replaced (5b) Page 6, Fig3
6. Sliding glass doors (south) replaced/double doors (W70 in x H78) (6 a-e) Page 7, Fig 4
7. Center (east) window removed (7a) Page 8, Fig 5 #1
8. Two windows (east) installed(W33 in x H57in) (8a, 8b), left and right Page 8, Fig 5 #2
9. South (13th St) fence replaced (9a arrow) Page 10 Fig 7

Note: Page/Figure #s refer to supporting document



800 McDonald Avenue

Changes from Original Landscaping plan retroactive and prospective
Determined from microfiche documents

800 McDonald Original Landscape Plan

Schematic B (notations jg)

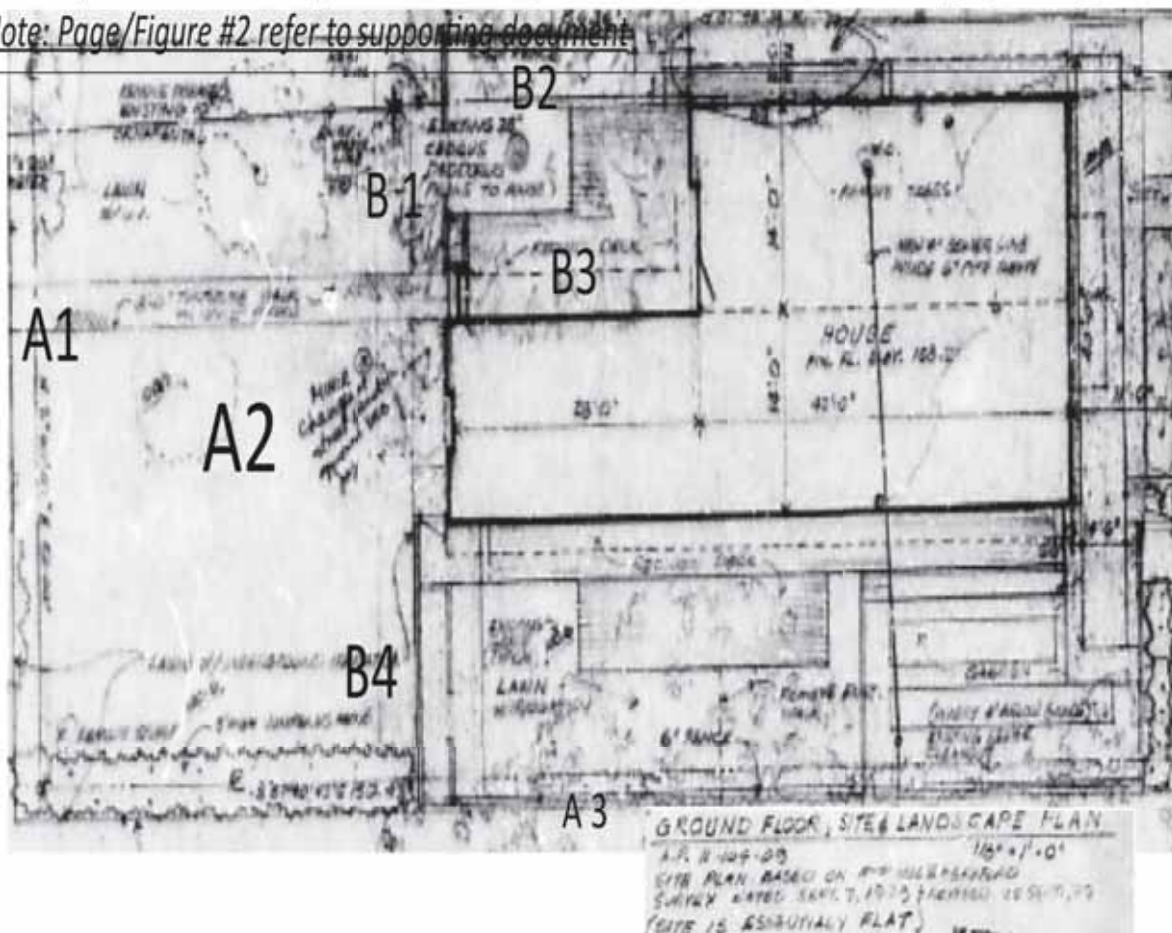
A. Changes requiring legalization

1. Gate appearance change Page 9 Fig 6
2. Indeterminate plant changes front yard; to be re landscaped (plan attached)
3. South facing fence replaced (13th St), Page 10 Fig 7

B. Approval requested (new)

1. Remove west facing set back half fence Page 11, Fig 8a/b
2. Replace 20 ft north facing fence to match neighbors Page 11, 12, Fig 8, 9
3. Install low water feature and bench Page 13, Fig 10
4. Replace fence and adjacent shed wall (to match north and south fence) Page 14 Fig 11

Note: Page/Figure #2 refer to supporting document



800 McDonald Avenue

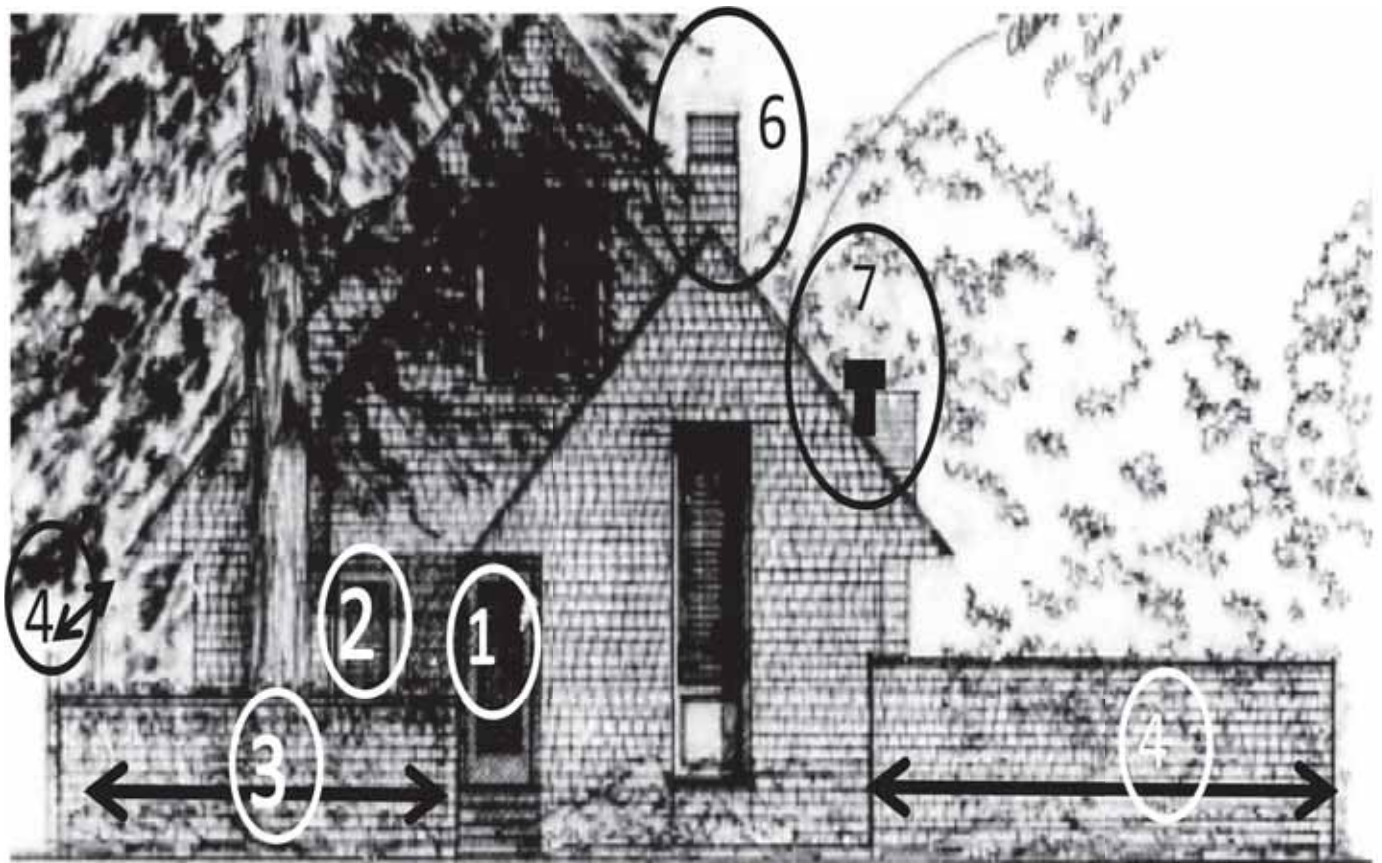
Front McDonald Original and Current Elevation (except #7)

Determined from microfiche documents

Front (West Facing) Elevation

1. Front door removed, moved to right, facing north
2. Window installed, facing east
3. Left: Remove east facing set back half fence; *Figures 8 and 10, Pages 10 and 12*
4. Left (not visible): Replace north facing fence from half fence to junction with neighbors equivalent redwood fence; *Figure 9, Page 11*
5. Right: Replace half fence and shed facing with natural redwood (will adjoin redwood fence on south (13th Street); *Figure 11, Page 13*
6. Chimney removed in renovation; *Figure 1, Page 3*
7. Chimney current location (set back ~15 ft); *Figure 4, Page 6*

Note: Tree at left not evident in any recent pictures.



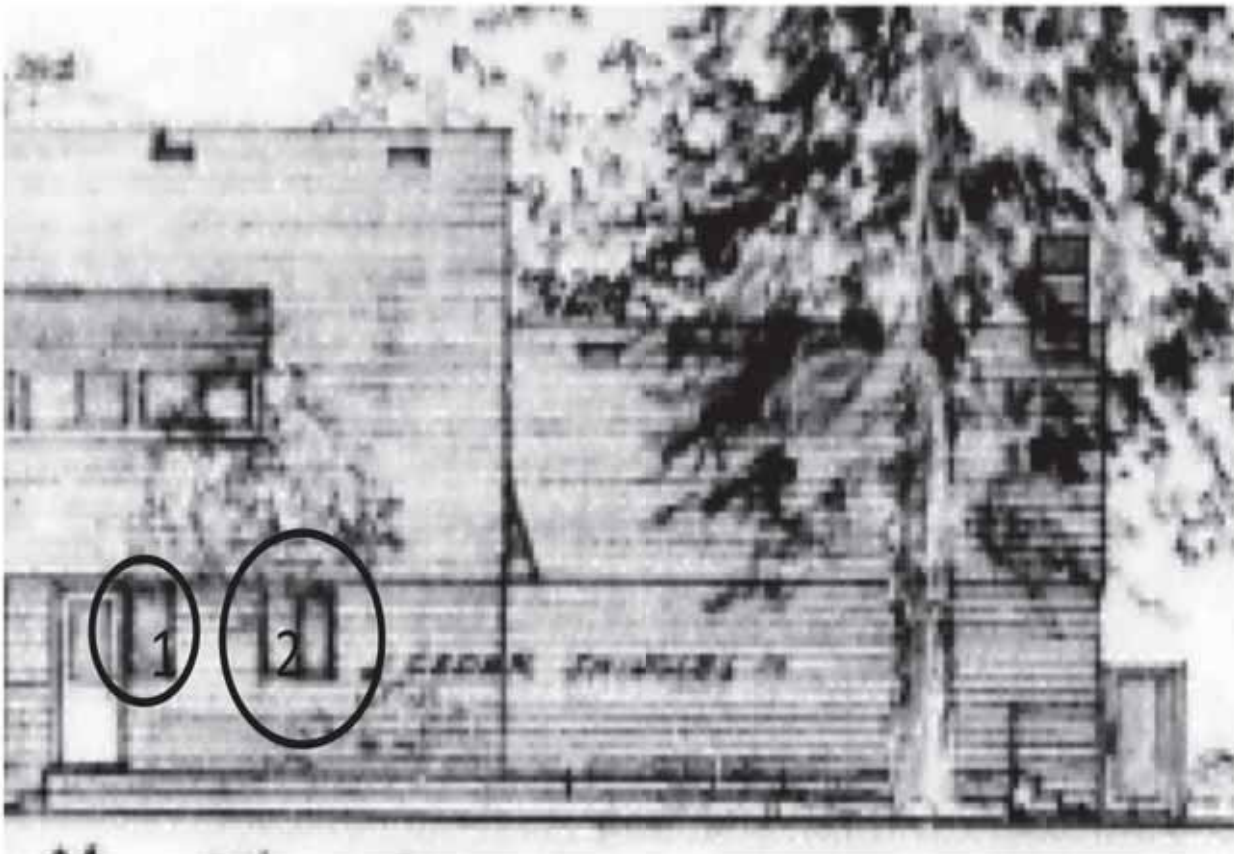
800 McDonald Avenue

North Original and Current Elevation

Determined from microfiche documents

800 Mc Donald Original and Change North elevation

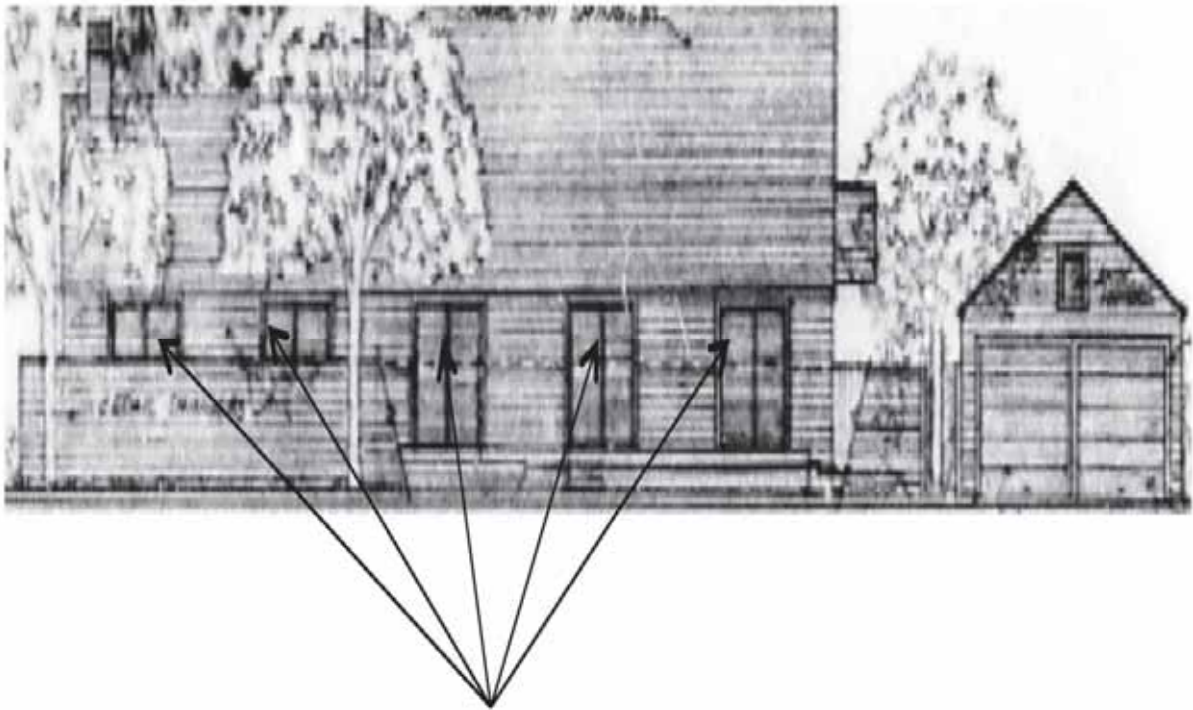
1. Laundry room window replaced
2. Kitchen window removed



800 McDonald Avenue
13th Street Original and Current Elevation
Determined from microfiche documents

800 Mc Donald Original and Current South Facing Elevation

Sliding glass doors replaced with double open doors ("French Doors")
(at arrows)



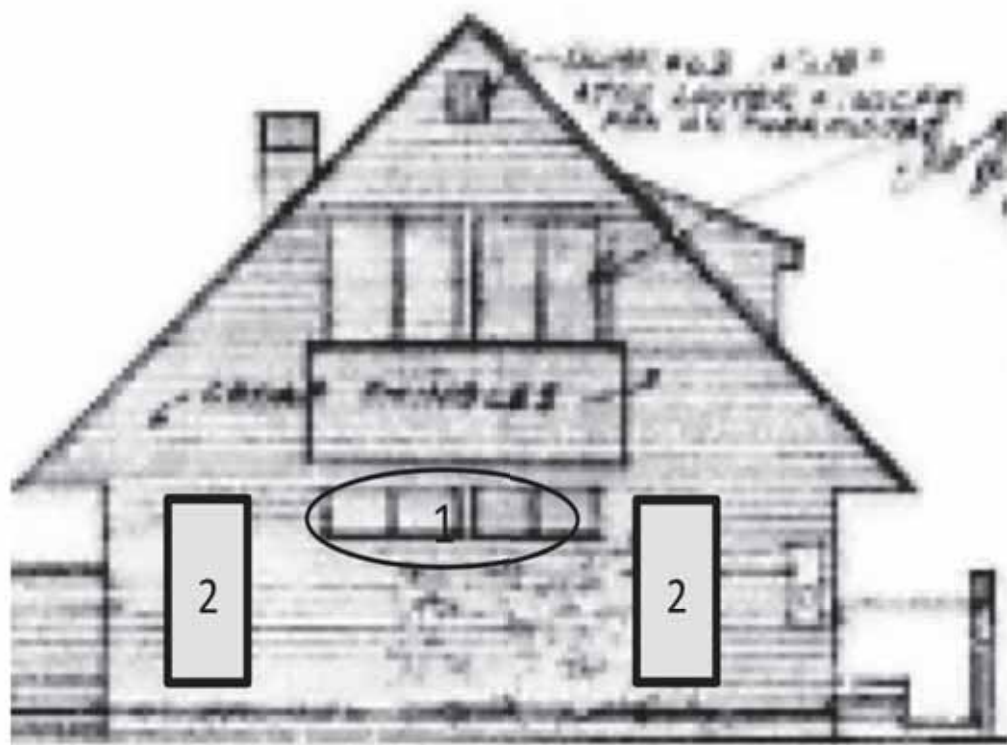
800 McDonald Avenue

East (facing garage) Original and Current Elevation

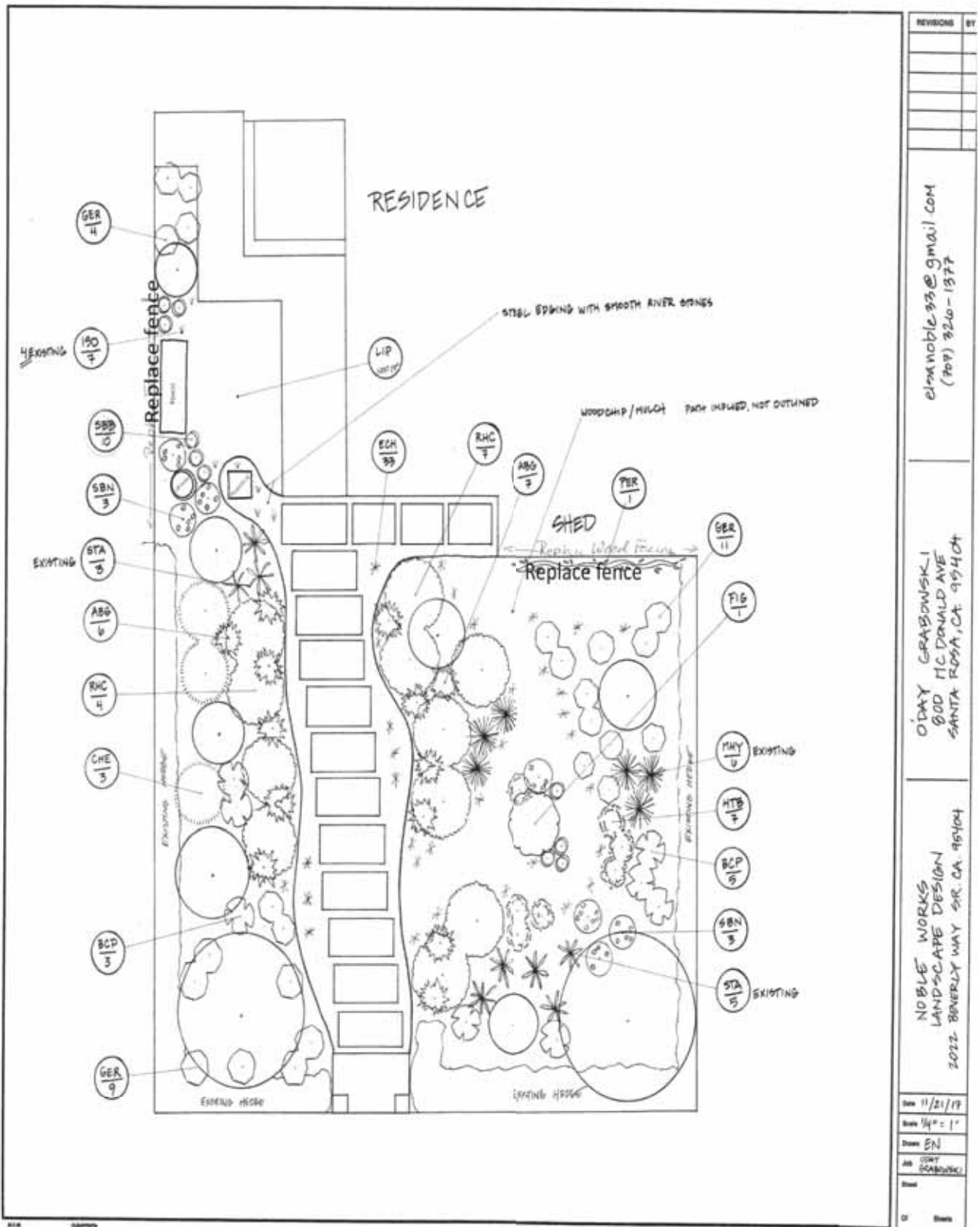
Determined from microfiche documents

800 Mc Donald Original and Change East Facing Elevation

1. Windows removed--oval
2. Windows installed



Landscape Plan and Fence Replacement (also see attached enlargement)



CONTEXT MAP



Site Plan; from microfiche

Still applicable with current items

