

CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT FOR JOINT MEETING FOR THE
DESIGN REVIEW BOARD & CULTURAL HERITAGE BOARD
May 15, 2019

PROJECT TITLE

Thomas Concept Landmark Alteration

APPLICANT

Charlotte and Jack Thomas

ADDRESS/LOCATION

124 W. 6th St.

PROPERTY OWNER

Charlotte and Jack Thomas

ASSESSOR'S PARCEL NUMBER

010-166-004

FILE NUMBER

LMA19-006

PROJECT SITE ZONING

R-1-6-H-SA

GENERAL PLAN DESIGNATION

Low Residential

APPLICATION DATE

4/11/2019

APPLICATION COMPLETION DATE

4/15/2019

PROJECT PLANNER

Adam Ross

RECOMMENDATION

Provide Comments

FURTHER ACTION(S) REQUIRED

The purpose of this meeting is for concept review of the Thomas Concept Landmark Alteration Review. The purpose of the review is for the CHB to identify for the applicant the character defining elements of the historic district and adjacent neighborhood and provide comments. A Major Landmark Alteration Permit is required for construction.

PROPOSAL

The proposed project is construction of a new two-story single-family dwelling with detached garage with a second story Accessory Dwelling Unit (ADU) in the West End Preservation District to replace a two-story single-family dwelling unit destroyed by a house fire in October, 2017. The initial house constructed circa 1890 was listed as a contributor to the Historic District. It was repeatedly remodeled and added onto over the last century, and the street side facades were covered with aluminum siding. The proposed new house may reflect those character defining elements of the

ITEM NO. 6.1

Preservation District including predominately single-family home, Queen Anne cottage or 19th Century Vernacular, a narrow but deep lot, horizontal siding, and the garage located in the rear of the property. Additional architectural features include a simple footprint, classic bayfront windows, and a front and rear porch. Typical of construction in the West End Historic District, the new 2-car garage replacing the old street front garage and carport will be detached and located at the rear of the new house, accessed by a side driveway. The proposed Carriage Style will allow a second dwelling unit above. The new buildings will be energy-efficient, employ green construction, have solar panels, and allow more area for water conserving landscaping. The setback on Pierson Street will be increased from the original 5 feet to 10 feet, opening up the corner for greater visibility of traffic on both West 6th and Pierson Streets.