Proposed replacement of buildings destroyed in October 8, 1917 fire at 124 West 6th St.

The lot is currently vacant. All the remains of the original buildings, hardscape, and damaged trees have been removed.

Requesting approval that the former 1790 S.F. 3 Bedroom, 2 Bath residence be replaced with a 1725 S.F. 3 Bedroom, 2 1/2 bath residence, under initial permit.

The original small 1890 house was repeatedly remodeled and added onto over the last century and the street sides were faced with aluminum siding, negating its original historic value. The existing house, garage, carport, outbuildings, covered patio and hardscape grew to cover approximately 80% of the 6500 S.F. lot.

The proposed new house honors the historic context of the neighborhood with a simple footprint, classic bayfront windows, front and rear porches, Queen Ann Style decorative trim on the front façade and fishscale shingles on the front gables.

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, in accordance with the City of Santa Rosa's new Infill Housing Policy.

Requesting approval that the original 1 1/2 Car Garage, Carport, Outbuildings, Covered Patio, Brick Courtyard, and concrete hardscape be replaced with a single Carriage Style 2 Car Garage and Second Dwelling Unit, to be done under a second permit.

The new buildings will be energy-efficient, employ green construction, and have solar panels. Their footprints will cover 27% of the lot, with an additional 1600 S.F. of permeable paving, and allow more area for water-conserving landscaping per City of Santa Rosa's current Landscape Ordinance.

The setback on West 6th Street will match the original 5 foot location from the property line, while 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.

We are hoping that the Landmark Alteration Approval process can be expedited, as we have been greatly delayed in the fire rebuilding process due to health issues.