



August 8, 2019

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Planning & Economic Development  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404

RE: 135 W 6<sup>th</sup> Street

The residence located at 135 W 6<sup>th</sup> Street is listed as a contributor to the West End Historic District. As a contributor, it is considered an 'historic resource', and the project is subject to review under the California Environmental Quality Act (CEQA). However, under CEQA Guidelines 15331 Class 31, projects that follow the Standards for Rehabilitation (Rehabilitation Standards) within The Secretary of the Interior's Standard for the Treatment of Historic Properties are exempt.

The project site consists of one ~0.24 acres parcel with a General Plan designation of Low Residential, and zoning of R-1-6-H-SA (APN 010-163-013) at 135 W 6<sup>th</sup> Street, a corner lot in the West End Neighborhood surrounded by single-family residences. Currently the site has one ~1872 sq-ft house that was built in 1880 and moved to its current location between 1915-1935.

Classified as an Italianate style house, exemplified in the sketch below and via additional examples provided on sheet A8 and A9, the proposed materials and decorative details such as millwork (A9) and ridge cresting (A9-3,4,5), are consistent or compatible with the time period of the historic building's construction as well as adjacent structures. The style basically adapted and embellished a bunch of European styles into something new. Italianate Features: low-pitched roof with overhanging eaves, decorative brackets, tall narrow windows, elaborate frames around doors and windows. Regional vernacular

The proposed project meets the Rehabilitation Standards as follows:

The proposed project consists of adding dormers in the attic and converting the interior attic into living space, interior modifications to incorporate a stairwell, adding a French door onto a new back patio and replacing the non-historic porch with similar size porch that meets the Secretary of the Interior Standards.

The Rehabilitation Standards state that new construction must not be identical nor in extreme contrast to the historic structure. The proposed project is consistent with the original architectural style and details of the historic building, such as the roof pitch, openings, and details including the channel siding with corner trim and porch details that complement the unique millwork detailing on the front bay window. Keeping with the original symmetry the new dormers create usable space and egress from the top floor while preserving the original cornice and brackets, which are a defining element. As shown on sheet A9 many of the local Italianate style houses have elaborate roof dormers elements to allow for maximum usable space.



Finally, the proposed project will not destroy or adversely affect any important historic architectural feature(s).

The proposed project uses the same forms and materials as the historic building without duplicating it.

In conclusion, the proposed project is considered New Exterior Additions and Related New Construction and meets the standards found in *The Secretary of the Interior's Standard for the Treatment of Historic Properties*. As a result of meeting the Rehabilitation Standards, the proposed project has been mitigated to a less than significant impact on the historical resource.

Sincerely,

Robin Stephani- President, 8<sup>th</sup> Wave



*Italianate Style house - McDonald Preservation District*