

RESOLUTION NUMBER 209

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA ADOPTING CHARACTER DEFINING ELEMENTS FOR RESIDENTIAL DISTRICTS AND FOR THE BURBANK GARDENS, CHERRY STREET, MCDONALD, OLIVE PARK, ST. ROSE, WEST END, AND RAILROAD SQUARE HISTORIC DISTRICTS.

WHEREAS, Section 20-58.060 C.3.a of the City of Santa Rosa Zoning Code requires the Cultural Heritage Board to identify the character defining elements of the City's historic districts for concept review projects larger than 5,000 square feet; and

WHEREAS, the character defining elements for each historic district need to be included under Goal 2.4.2 of the City of Santa Rosa Design Guidelines; and

WHEREAS, the Cultural Heritage Board has solicited input from representatives of the City's historic districts and conducted 12 study sessions over a nine-month period to identify the character defining elements for each historic district.

NOW, THEREFORE, BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the character defining elements for residential districts and for the Burbank Gardens, Cherry Street, McDonald, Olive Park, St. Rose, West End, and Railroad Square Historic Districts. Said character defining elements are attached to this resolution a Exhibit "A".

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 15th day of March 2006, by the following vote:

AYES: (5) Clark, Belkema, Flock, Henrikson, Spence

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Mach

APPROVED:


PAUL EELKEMA, CHAIRMAN

ATTEST:


MARIE MEREDITH, SECRETARY

EXHIBIT "A"

CHARACTER DEFINING ELEMENTS FOR RESIDENTIAL DISTRICTS

Architecture

Residential structures relate to each other in terms of size, scale, mass, and rhythm.
Buildings in preservation districts utilize traditional building materials.
In general, buildings do not exceed 35 feet in height.
Houses have articulated, pedestrian friendly frontages and are not dominated by garages.
Most houses have front porches.

Hardscape

Residential driveways are single wide rather than double wide.
Concrete sidewalks are scored in one to two foot squares.
Traditional light standards are found in each preservation district.

Landscape

Mature landscaping predominates in preservation districts.
Landscaping typically does not obscure buildings.

Site Planning

Garages and parking are located to the rear of the properties.
Houses are typically set back from the sidewalk a minimum of 15 feet.
Houses typically maintain a minimum five-foot side yard setback.
Each preservation district offers a community-serving facility within a short walking distance.

EXHIBIT "A"

CHARACTER DEFINING ELEMENTS – BURBANK GARDENS

Types of Buildings

Predominantly single-family houses
Duplexes
Apartment buildings
Small commercial buildings
Burbank Home and Gardens

Architectural Styles

Bungalows
Colonial Revival
Italianate
Period Revival
Queen Anne

Neighborhood Elements

Narrow lots (typically 40 ft. wide)
Small houses, predominantly Bungalows
Interior courtyards (multiple-family)
Open lawns
Narrow streets
Parks

Building Materials

Predominantly wood siding
Stucco

Building Heights

Predominantly one story
Two story

EXHIBIT "A"

CHARACTER DEFINING ELEMENTS – CHERRY STREET

Types of Buildings

Predominantly single-family houses
Small apartment buildings
Churches, schools

Architectural Styles

Art Moderne
Beaux Arts
Bungalows
Colonial Revival
Craftsman
Gothic Revival
Greek Revival
Italianate
Mediterranean Revival
Prairie School
Provincial
Queen Anne
Shingle
Stick-Eastlake

Neighborhood Elements

Narrow but deep lots (typically 50x100-150 ft.)
Less than 40 percent lot coverage
Both large and small houses
Entry doors face street
Alleys
Lawns
Front yard fences
Narrow streets
Traditional light standards

Building Materials

Predominantly wood siding
Stucco

Building Heights

Predominantly one story
Two story

EXHIBIT "A"

CHARACTER DEFINING ELEMENTS – MCDONALD

Types of Buildings

Predominantly single-family houses
Duplexes
Small apartment buildings
Church, school, nursery, warehouses

Architectural Styles

Bungalows
Colonial Revival
Craftsman
English Cottage
Greek Revival
Hip-roofed cottage
Italianate
Mediterranean Revival
Period Revival
Prairie School
Provincial
Queen Anne
Shingle
Stick-Eastlake
Tudor Revival
1930's tract type

Neighborhood Elements

Medium and large lots (typically 50x150 ft. and larger)
Less than 40 percent lot coverage
Large, medium, and small houses
Entry doors face street
Alleys
Lawns
Front yard fences
Wide and normal streets
Traditional light standards

Building Materials

Predominantly wood siding
Stucco

Building Heights

Predominantly one and two story

EXHIBIT "A"

CHARACTER DEFINING ELEMENTS – OLIVE PARK

Types of Buildings

Predominantly single-family houses
Small apartment buildings

Architectural Styles

Bungalows
Colonial Revival
Craftsman
Hip-roofed boxes
Prairie School
Queen Anne

Neighborhood Elements

Narrow but deep lots (typically 50x134 ft.)
Small and medium size houses
Tree-lined streets
Feeling of a remote enclave
Park

Building Materials

Predominantly wood siding
Stucco

Building Heights

Predominantly one story
Two story

EXHIBIT "A"

CHARACTER DEFINING ELEMENTS – ST. ROSE

Types of Buildings

Predominantly single-family houses
Small apartment buildings
Small-scale commercial buildings
Church, St. Rose School

Architectural Styles

Art Deco
Bungalows (Lincoln Street)
Colonial Revival
Craftsman
Italianate
Mediterranean Revival
Provincial
Queen Anne
Stick
Victorian Gothic

Neighborhood Elements

Narrow but deep lots (typically 50x100-120 ft.)
Exception - shallow lots on north side of Lincoln Street
Both large and small houses
Front yard fences
Sidewalks with planter strips

Building Materials

Predominantly wood siding
Stucco

Building Heights

Predominantly one story, especially on the north side of Lincoln Street
Two story
Three story

CHARACTER DEFINING ELEMENTS – WEST END

Types of Buildings

Predominantly single-family houses
Duplexes and small apartment buildings
Commercial buildings
Church, De Turk Round Barn

Architectural Styles

Predominantly Bungalows
Colonial cottages
Italianates
Queen Anne cottages
Saltboxes
19th Century vernaculars
1930's, 40's, and 50's houses

Neighborhood Elements

Narrow but deep lots (typically 40x120 ft.)
Small houses (typically 700-1200 sq. ft.)
Front yard fences or small retaining walls
Rustic landscaping
Sidewalks with planter strips
Parks

Building Materials

Predominantly horizontal lap siding
Stucco

Building Heights

Predominantly one story
Two story

EXHIBIT "A"

CHARACTER DEFINING ELEMENTS – RAILROAD SQUARE

Types of Buildings

Commercial storefronts
Hotels
Warehouses
Railroad buildings
Water tower

Architectural Styles

Brick warehouses and wooden loading docks
Painted brick storefronts
Mission Revival Style false front buildings
Basalt stone buildings

District Elements

Storefronts – 20 ft. wide bays
Large storefront show windows – 10 ft. with transoms above and panels below
Recessed entry doors
Roof parapets
Historic paint colors
Signage appropriate to era
Period light fixtures
Sidewalks – brushed cement with 2 ft. squares
Depot Park

Building Materials

Brick – painted or unpainted
Stone masonry (basalt)
Stucco
Glazed tile decorative detailing
Glass transoms
Wood paneling
Window sashes – wood, painted metal, or copper

Building Heights

Predominantly one and two story
Three story
Four story

