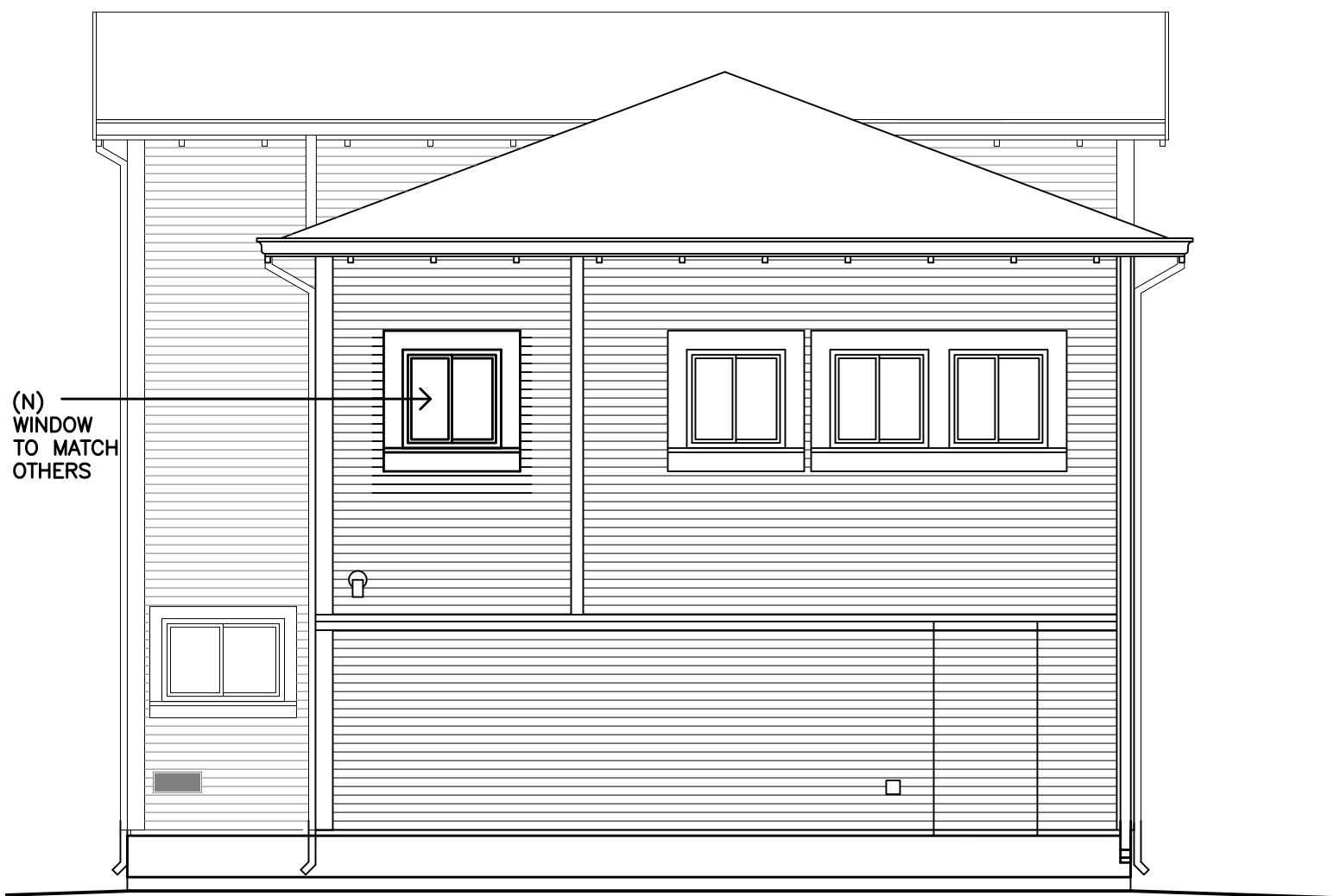




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CD. Set 50%:	_____	Date:	6.21.2015
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Submittal Set:	8.25.16	Approved:	_____
Revised:	_____	DD. Set:	7.9.2015
Revised:	_____	Revised:	_____



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/4" = 1'-0"

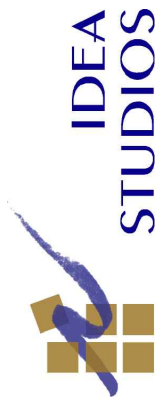
City of Santa Rosa
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Proposed Elevations

A3
OF 5

PRELIMINARY DESIGN

Kelly Master Plans



419 Benton Street Santa Rosa California 95404
Phone: 707-544-4344 Fax: 707-591-9212



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By jg16 at 9:58 am, May 26, 2020

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Design Concept Statement and project description.

The subject property is a contributor to the West End Historic District.

It is noted in the historic property survey as Cristieni-Guaspari House. A bungalow/ house predating 1904 and it was considered a raised ex-salt box.

A historic building review confirmed that the residence was of two major construction eras. The first the possible Salt Box likely constructed in the late 1890's and the raising of that structure with the addition of a craftsman bungalow that predates the 1904 Sanborn survey. The sub floor structural wood is exposed and is old growth redwood with similar saw mill markings and are of close age. The construction techniques show an advancement in construction technologies. The 1890's framing is at an irregular 21" on center. While the later "bungalow" framing is at a consistent 24" oc.

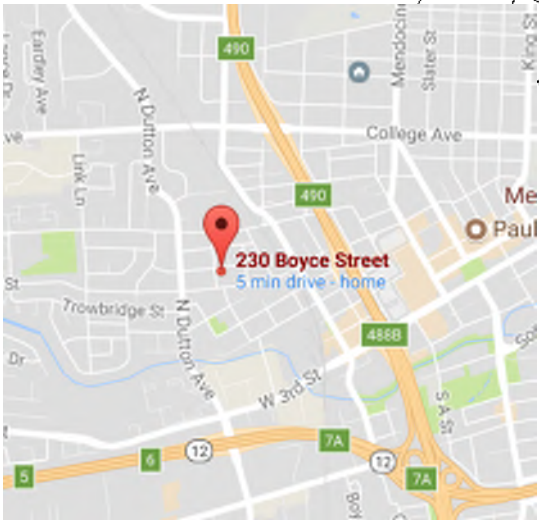
Judy Poli Monroe the Grand Daughter of the residents of 238 Boyce lived next door since 1940. Now at age 77 she recalls eating a lot of meals in the summer kitchen of Charlie and Linda Guaspari's basement. She recalls they "lived down there during the summer because it was cooler". She recalls they had a toilet and wash basin and the upstairs kitchen never seemed to be used.

As the 6'1" head height and rustic finish might have been sufficient for early Santa Rosa Italian immigrants it does not work for the new owners of greater stature.

The proposed project is to raise the residence 18" to bring the lower level head height from 6'1" to the current code minimum of 7'-6" for the habitable space historically occupied bellow the main residence.

A new landing will be provided at the base of the lowest run of existing stairs and three risers added to grade. The hand rails will match the existing and a base trim will be provided that will denote the additional elevation from the existing conditions all the work will be in accordance with the secretary of the interiors standards of care for the rehabilitation of historic properties.

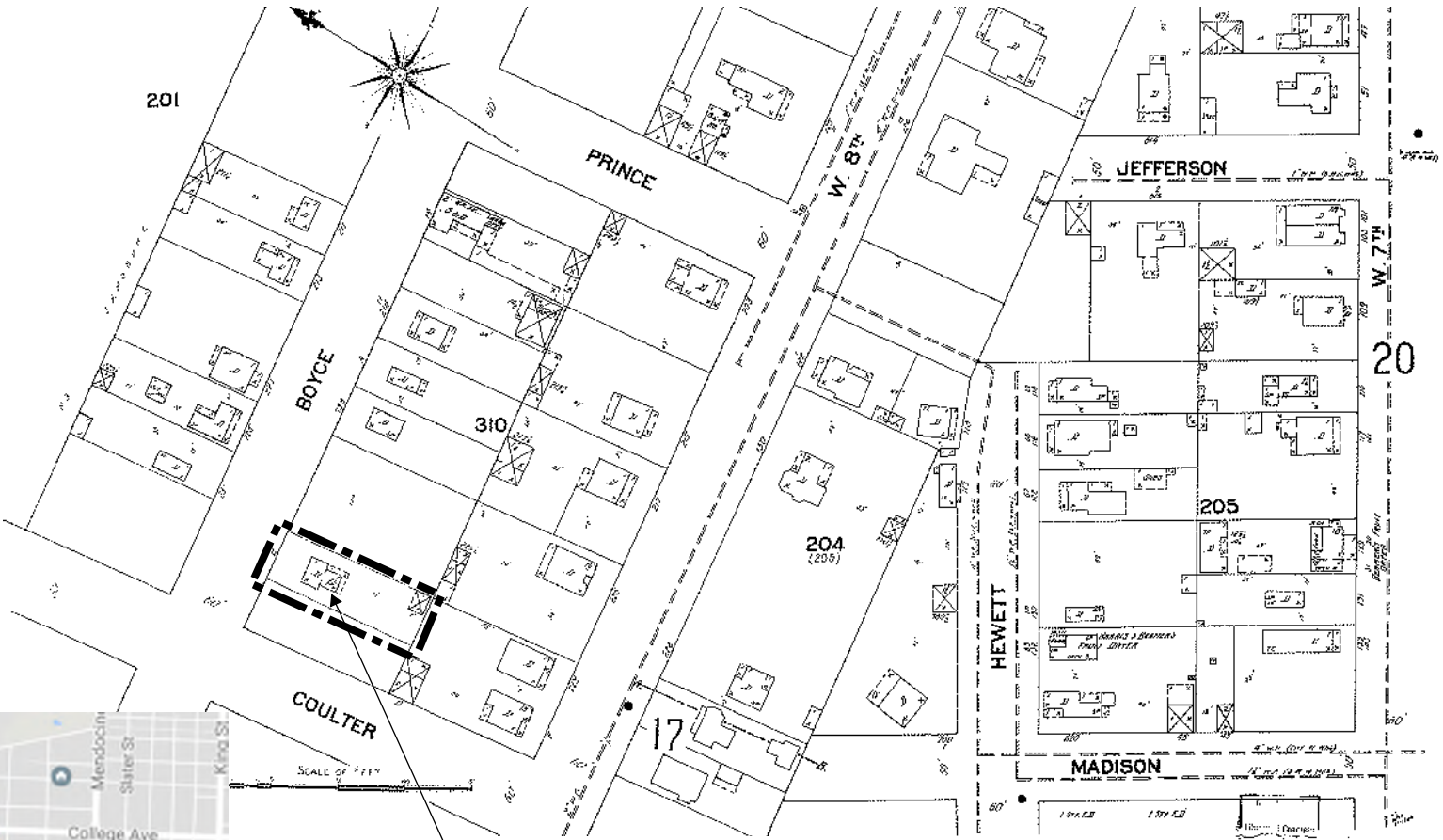
Vicinity Map



Boyce Street View



Rear Yard View



Subject Property Shown on 1904 Sanborn maps as fully developed other than porch additions and enclosures, summer kitchen area extent.

Partial 1904 Sanborn Map

Landmark Alteration for 230 Boyce Street, Santa Rosa West End Preservation District.



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▪ HISTORICAL ARCHITECTURE ▪

419 Benton Street
Santa Rosa, California 95401
Land: 707-544-4344 / Cell: 707-486-2572
mark@ideastudios.com
ideastudios.com artisanarchitecture.com

Landmark Alteration 230 Boyce Street West End Preservation District.

Drawings for Allen & Elizabeth Kelly

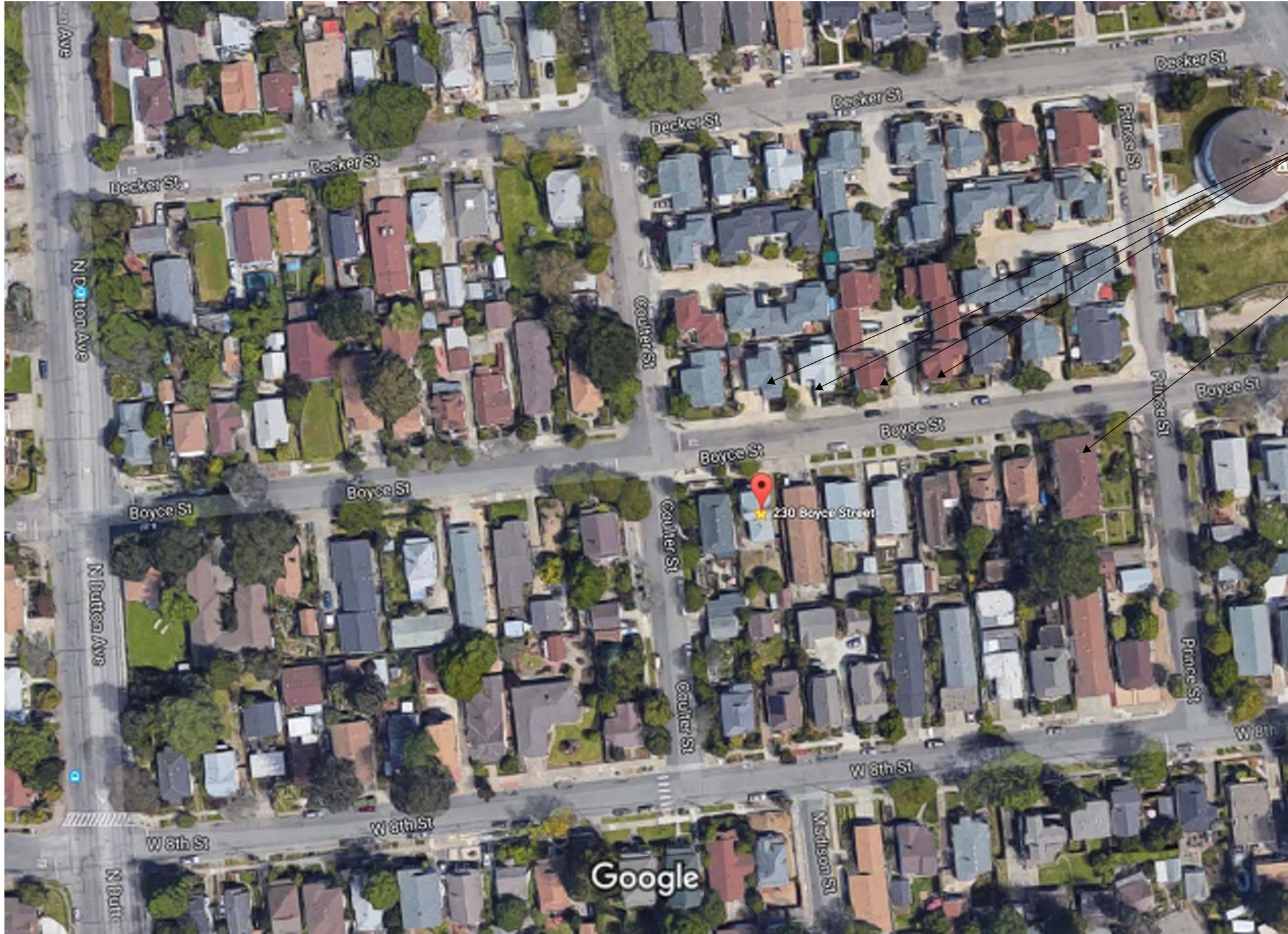
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Imagery ©2017 Google, Map data ©2017 Google United States 100 ft



Project Site and Context Analysis



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New Residences have 23'
height of ridge across
the street from
subject property

25' eave height at corner of
Boyce

Landmark Alteration
230 Boyce Street
West End
Preservation
District.

Drawings for
Allen & Elizabeth Kelly



PROJECT NUMBER: 1707
ISSUE DATE: 8.4.2017
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25' eave height at corner of Boyce



Proposed 22' height after 18" raising of residence



New Residences have 23' height of ridge across the street from subject property



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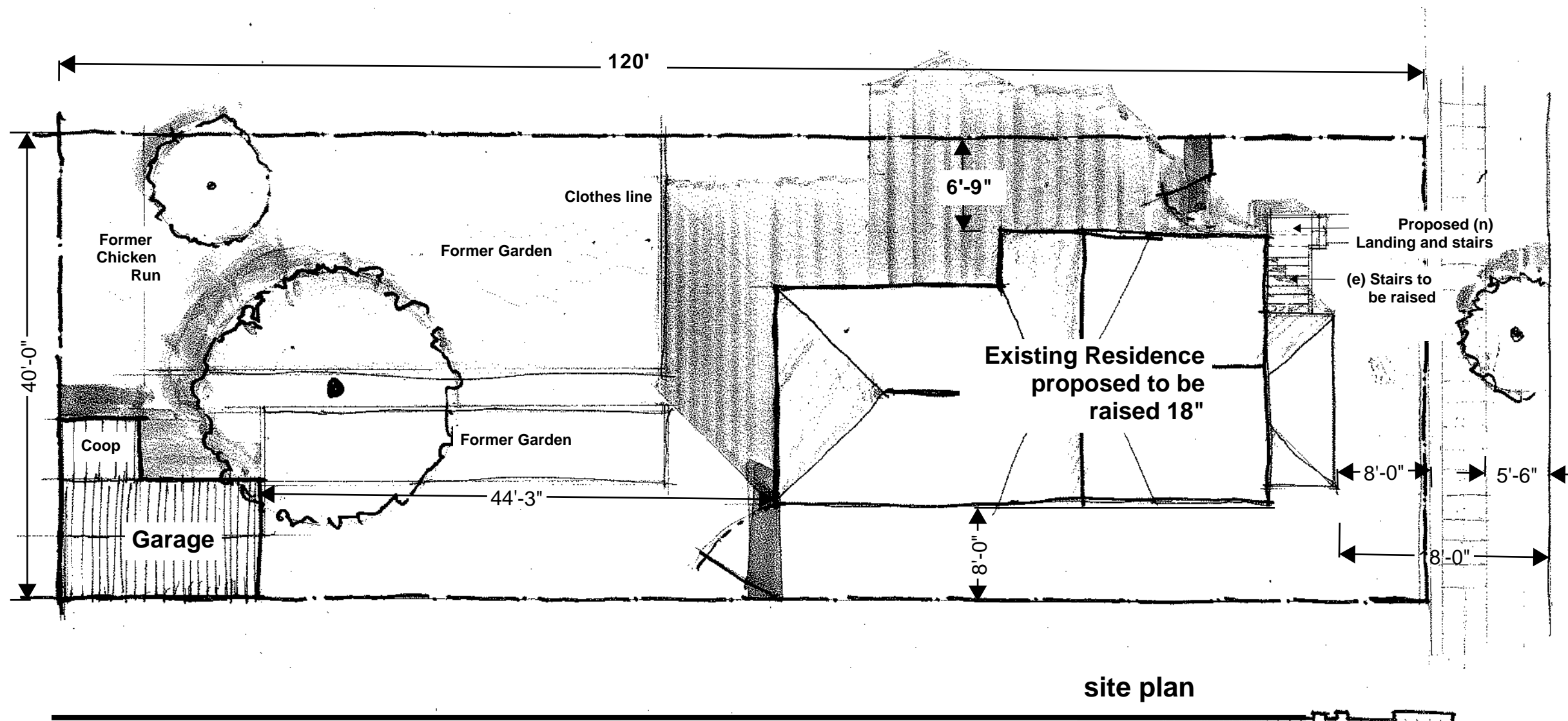


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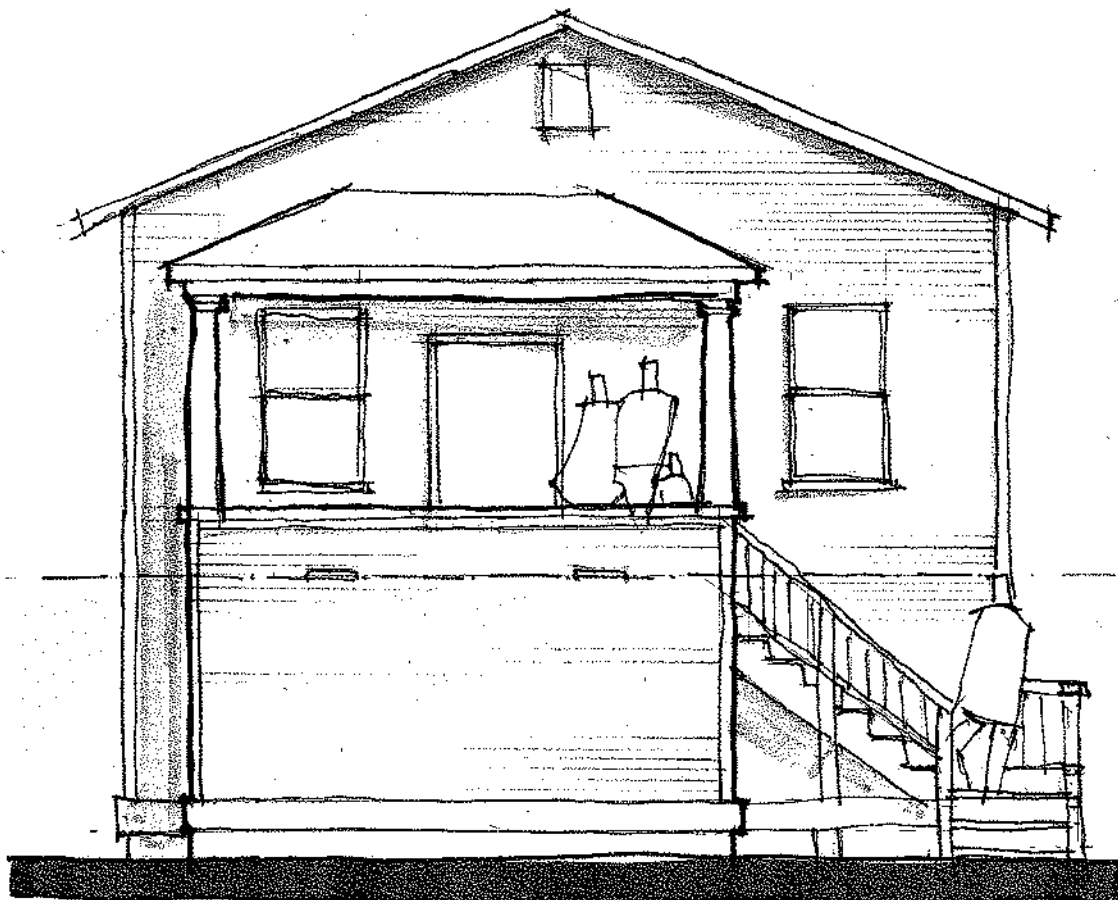


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▪ HISTORICAL ARCHITECTURE ▪

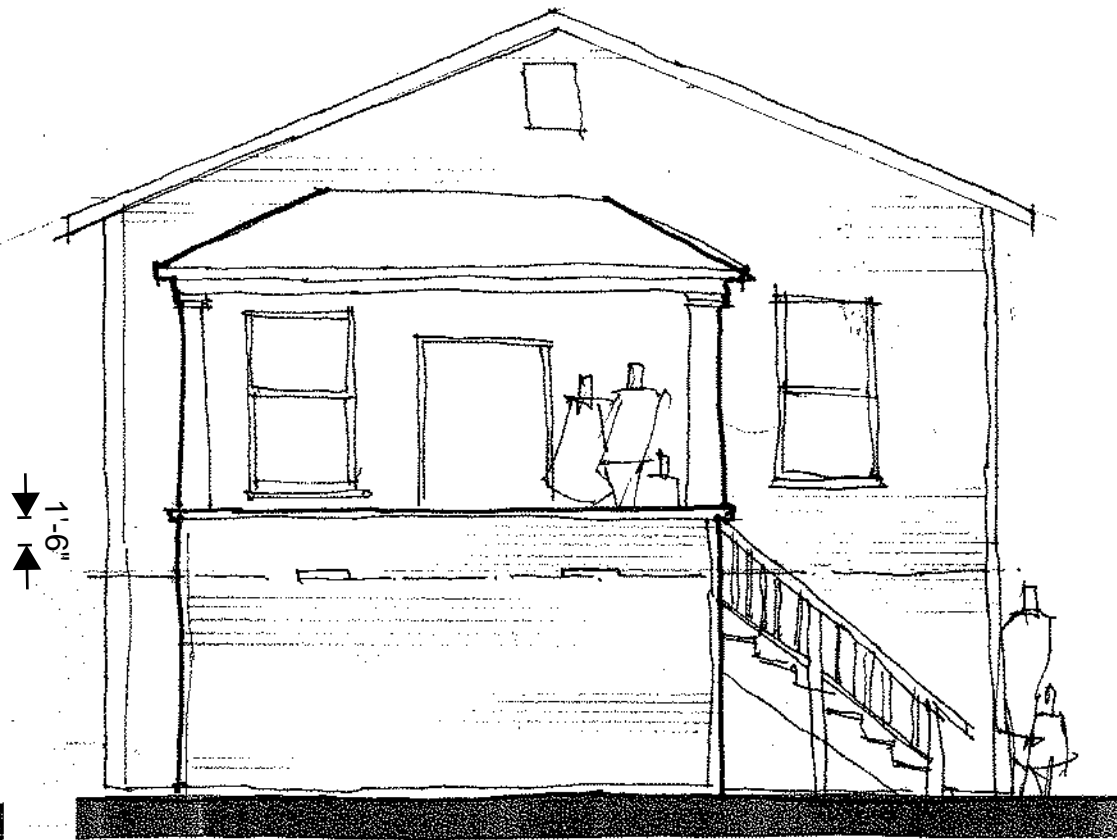
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**Landmark Alteration
230 Boyce Street
West End
Preservation
District.**

**Drawings for
Allen & Elizabeth Kelly**



Proposed North Elevation



Existing North Elevation



PROJECT NUMBER: 1707
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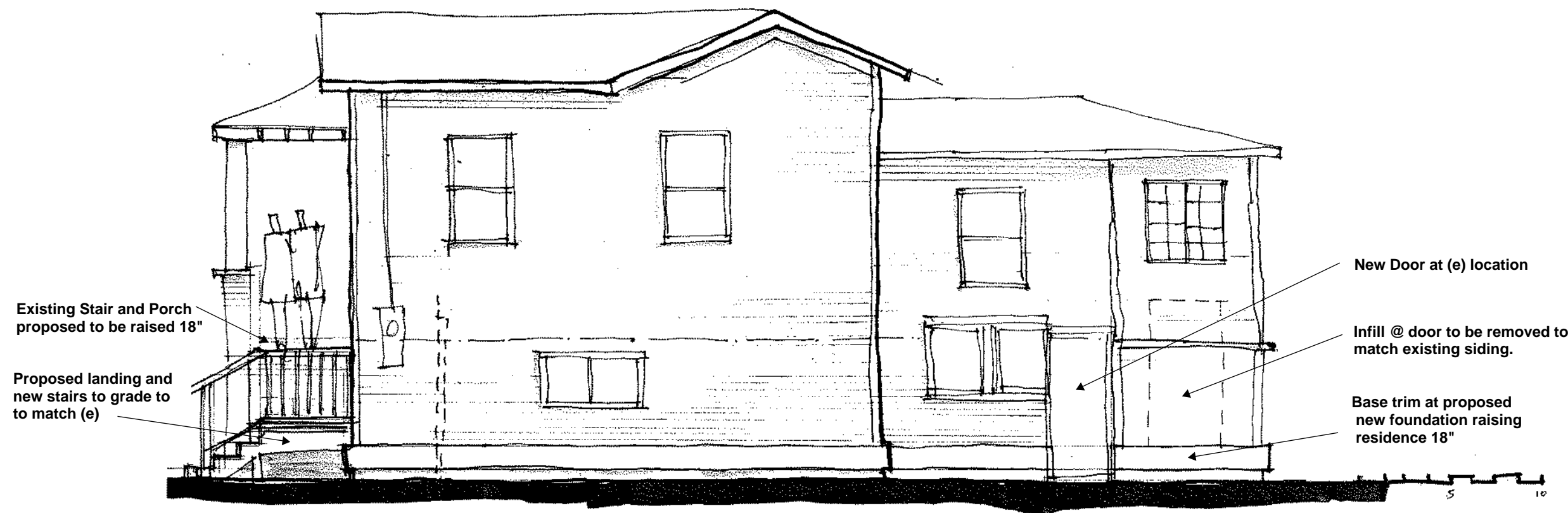


ARCHITECTURE ▪ INTERIOR DESIGN
▪ HISTORICAL ARCHITECTURE ▪

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**Landmark Alteration
230 Boyce Street
West End
Preservation
District.**

**Drawings for
Allen & Elizabeth Kelly**



Proposed West Elevation



PROJECT NUMBER: 1707
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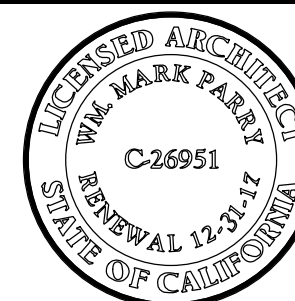


ARCHITECTURE ▪ INTERIOR DESIGN
▪ HISTORICAL ARCHITECTURE ▪

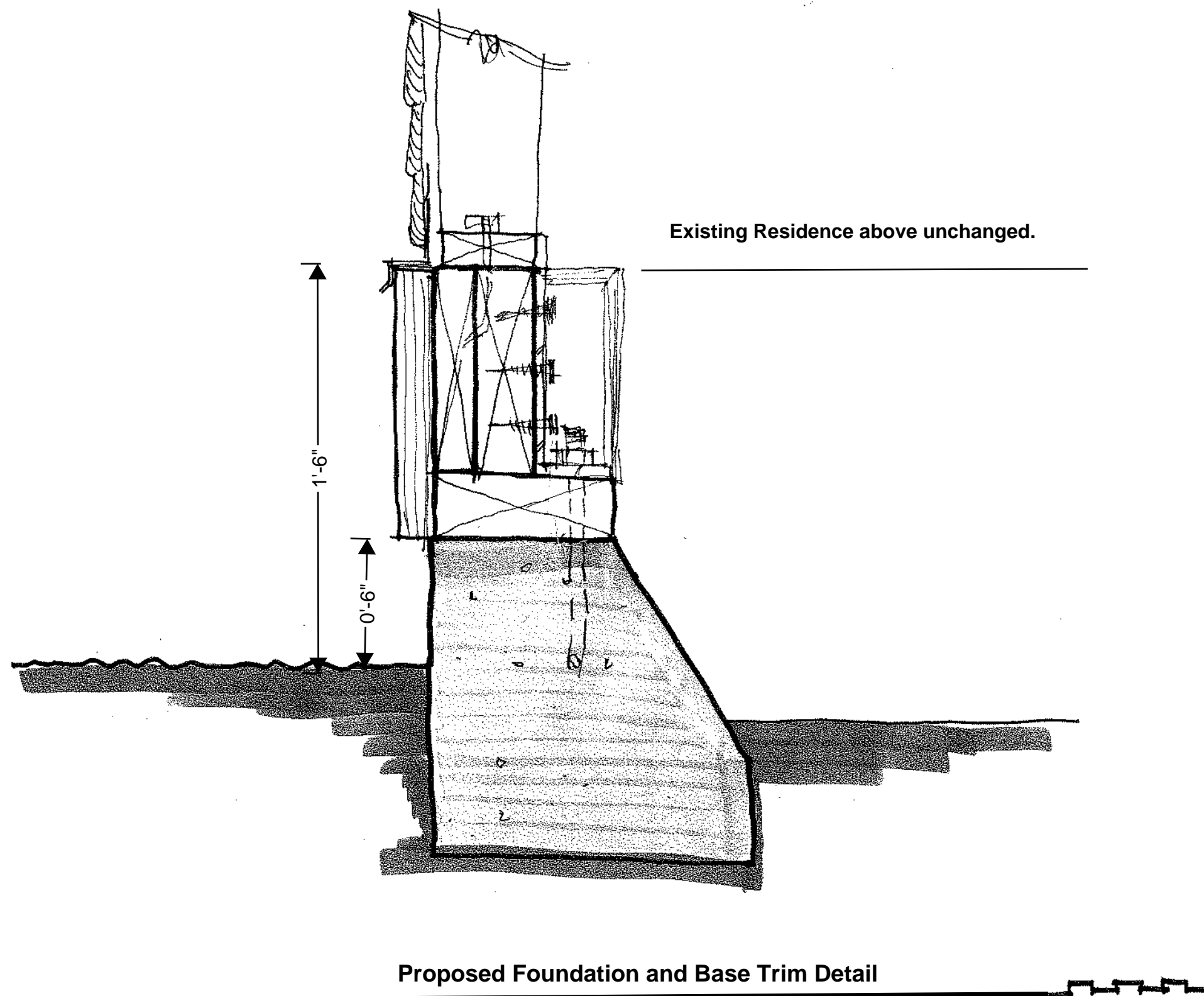
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Landmark Alteration
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West End
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Drawings for
Allen & Elizabeth Kelly



PROJECT NUMBER: 1707
ISSUE DATE: 8.4.2017
REVISION:





Mr. Andrew Trippel
City Planner
100 Santa Rosa Ave Rm. 3
Santa Rosa Ave.
Santa Rosa CA. 95404

December 28, 2017

Greetings Mr. Trippel

This letter is to clarify the additional submission materials and how they reflect the Concept Review recommendations from our September 6th 2017 CHB meeting.

Your letter of December 22nd requested I clarify the following issues;

1. Thinner, softer trim at foundation
2. Would be nice to see examples of similar entry styles/side staircase rather than center
3. Board likes the idea of the new angled landing so that it is visible; again, would like to see other examples of such.
4. More photos of street view of height in comparison with neighboring houses

Regarding the above;

1. We have changed the base trim from 2x12 to 1x12. This is the same depth as the other trim conditions on the residence both window, door and corner. This was the request of the board that it not be so prominent but more like the other trim.
2. The vast majority of the district has 2-5 steps as front entry stairs facing the street. Rather than the existing side entry stair. You can see our design clearly on the new elevations provided. Also see the following images A, B, C . D reflect side and facing stair conditions. Our new lower landing is in keeping with these examples.
3. Same as above.
4. Attached are images of the residence across the street from the subject property that are 1'+ higher than the proposed new elevation for the residence. They are noted on the context map. These are noted as E,F.



Side Entry 34 step. Image A



Side Entry 4 step. Image B



Front Entry 3 step. Image C



Front Entry 5 step. Image D



24' Ridge Height



23' Ridge Height



False divided lights to be removed.
Windows to match others on the elevation.



False divided light and door to be removed.



NOTICE OF PUBLIC HEARING

The Cultural Heritage Board will consider an application to raise the existing residence 18 inches to bring the lower level head height from 6 feet 1 inch to 7 feet 6 inches for the historic habitable space occupied below the main residence and installing new base trim at foundation; reconstructing the current front stairway visible from Boyce Street by adding a landing and three risers, new handrails, and new base trim; installing new ground floor windows in various locations and replacing existing rear windows; and relocating and installing a new ground floor door for the Kelly Residence Improvements located at 230 Boyce St.; Assessor's Parcel Number 010-146-002; File No. LMA17-020.

The project file is available for review and comment at City of Santa Rosa, Planning and Economic Development Department, Planning Division, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404.

Written comments must be sent to Andrew Trippel, City Planner, City of Santa Rosa, Planning & Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404.

PUBLIC HEARING: Cultural Heritage Board

DATE: January 3, 2018

TIME: At or after 2:30 p.m.

LOCATION: Conference Room 7, City Hall - 100 Santa Rosa Avenue



1. Place a minimum 6-square foot sign along the 230 Boyce St. frontage. See Zoning Code [§ 20-66.020 \(C\) \(3\)](#) for additional details.
2. The sign must be placed no later than Saturday, December 23, 2017.
3. After the sign is installed, the person/company that did the installation must complete and return an Installation Declaration.



6 December 2017

Mr. Andrew Tripple, City Planner
Planning & Economic Development
100 Santa Rosa Ave., Rm 3
Santa Rosa CA 95404

Subject: Kelly MLA, 230 Boyce Street, Santa Rosa CA

This report is to clarify the scope of work proposed for the Kelly Major Landmark Alteration Application as it applies to preservation issues identified in the Secretary of the Interior's Standards for Historic Preservation Projects. This is codified as 36 CFR 68 (July 12, 1992) replaced in 1978 & 1979 Federal Register (Vol 60, No.133) and its final standard of 1995. These only regulate projects receiving preservation fund grants, otherwise the guidelines are intended to provide general guidance for work on historic buildings.

The residence located at 230 Boyce Street is listed as a contributor to the West End Preservation District designated by the City Council on August 13, 1996. As a contributor it is considered an historical resource and is subject to review under the California Environmental Quality Act (CEQA). However, under CEQA Guidelines Section 15331, Class 31, projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995, Weeks and Grimmer) are exempt.

The applicant proposes raising the existing residence 18 inches to bring the lower level head height from 6 feet 1 inch to 7 feet 6 inches. This historic habitable space is currently occupied below the main residence. The scope of work includes installing new base trim at the exterior foundation to differentiate the historic changes from the original construction; the original structure including stairs will be preserved intact. A new lower landing receives the historic stair visible from Boyce Street. A new landing and three riser with new handrails and base trim are provided. Current exiting code requires installing new ground floor windows in various locations. Also the proposal suggests replacing two existing rear windows that are distinctive and miss-matched; also relocating and installing a new ground floor entry door at an existing opening.

The above work can be described as a mix of Preservation and Historic Rehabilitation efforts according to the Secretary of the Interiors Standards of Care. The bulk of the project consists of lifting of the residence necessary for the lower floor to comply with current ceiling height standards without changing its historic elements or conditions. The trim, new landing and entry stair conditions are rehabilitation efforts. The historic conditions will be matched as practical, including the existing door and window trim and finish materials. These are rehabilitation efforts according the Standards. The change in window proportions at the upper element could be considered a restoration, but without documentation it is dubious. All the work proposed is in general conformance to the Secretary of Interior's Standards of Care for the treatment of historic properties.

Wm. Mark Parry AIA, CSI, SAH
Historic Architect & Architectural Historian



August 24, 2017

Allan and Elizabeth Kelly
2230 Boyce Street
Santa Rosa, California 95401

Subject: Building Survey at 230 Boyce Street, Santa Rosa, California 95401 (APN 010-146-002)

This letter report presents the findings of a brief building survey at 230 Boyce Street, Santa Rosa, California 95404 (APN 010-146-002). A proposed project would raise the house 18 inches to bring the basement ceiling height into conformity with current City of Santa Rosa building codes.

Current conditions

Located within the West End Historic District, the house sits on a rectangular lot facing onto Boyce Street. The residence is a wood-framed, one-story bungalow finished in wooden drop siding; the roof is clad in composition shingles. The nearly rectangular building consists of three sections described by roof shape: Front (northernmost), a shallow pitch front gable roof; Middle, a side gable roof; and Rear (southernmost), a shallow hip roof section that is stepped in on the west façade. A concrete perimeter foundation supports the structure.

Front entry is accessed via stairs to a porch that covers approximately two thirds of the north façade. Rear access is gained through a door on the south end of the west façade. Fenestration consists of wood trimmed replacement PVC hung windows arranged symmetrically on either side of the front door; matching window openings pierce the east and west façades of the front and middle sections' first floor, PVC slider windows access the basement. The rear section windows on the west and east façades are smaller hung windows, and applied muntin PVC sliders illuminate the south façade and above the back door.

Landscaping consists of a small front yard between the sidewalk and the porch, and a large rear yard containing raised garden beds is dominated by an enormous fig tree. A driveway along the east side of the house leads to a garage at the rear of the lot. A chicken coop stands adjacent to and west of the garage. Character-defining features include wooden siding, open shallow eaves and asymmetry.

Construction History

Located within the 1890 *Boyce's Addition* the house was constructed prior to 1904 in a folk vernacular, possibly saltbox style. Both the Addition and this property were first mapped by the Sanborn Fire Insurance Company in 1904. The map was updated in 1908 and at various subsequent dates that are collected in the 1908-1950 edition.

Bloomfield (1989) described the building as "ex-Saltbox to Bungal / G-Raised, ADD.- Early Alts", indicating an earlier, pre-Sanborn structural configuration. The 1904 Sanborn depicted a one-story

rectangle with inset walls in the rear half, with a wood shingle-clad roof. A tile chimney and a stove pipe are indicated. An open, wood shingle-clad porch wraps around the south (rear) and east façades of the rear section. The 1908 update depicts the same configuration. The 1908-1950 map shows an added open front porch and basement. Composition roofing had replaced the wood shingles; the rear wraparound porch was enclosed within an enlarged rear section, and the east façade was enlarged to the width of the front portion of the house (see attached maps). No chimneys or stove pipes are depicted on this later map.

Survey results

The original foundation has been recently replaced with a poured concrete perimeter with interior pier and post. The basement is accessed internally via stairs from the kitchen and externally via the back door. The interior wall of the south elevation is finished in beadboard, and drywall on modern Douglas fir studs finish the basement. An inscription on the basement concrete floor reads “5/16/31”, presumably indicating the date of one of the basement renovations. A short, now unused door to the north of the current back door once accessed the basement. The former exterior drop siding is still in place and visible through utility doors in the basement and the storage space on the east end of the south façade.

Conclusion and recommendations

The residence has been remodeled over time, but retains much of its pre-1950 feeling, and is a contributor to the Historic District. The house has been raised from its original height and the basement was likely finished for use during one of the expansion events, ca. 1930-1950. The attestation of historic basement usage by long-time Boyce Street resident Judy Poli Monroe, who lived next door from 1947 to 1962, confirms this history. In my opinion raising the house 18 inches to meet today’s code requirements and to make the basement usable living space will not affect the building’s character nor its Contributor status.

Thank you for the opportunity to assist you on this project. If I can be of further assistance, or if you have any questions concerning this report, please contact me at (707) 758-3922.

Sincerely,



J Longfellow, MA, RPA, RPH

References

Bloomfield, Anne

1989 *Cultural Heritage Survey of the City of Santa Rosa, California*. http://www.srpast.org/SRPAST/Research_Resources.html

Monroe, Judy Poli

2017 Handwritten informal affidavit regarding use of the basement at 230 Boyce Street. Original in possession of Idea Studios, Santa Rosa.

Sanborn Fire Insurance Maps

1904, 1908 *Santa Rosa, California*. Sanborn Map Company, New York. Digital reproductions.

1908-1950 *Santa Rosa, California*. Sanborn Map Company, New York. Revised 1937-51. Digital reproductions.

Attachments

- 1) Judy Poli Monroe affidavit
- 2) Evolution of House Morphology graphic



EXISTING WEST ELEVATION
1/8" = 1'-0"



EXISTING SOUTH ELEVATION
1/8" = 1'-0"

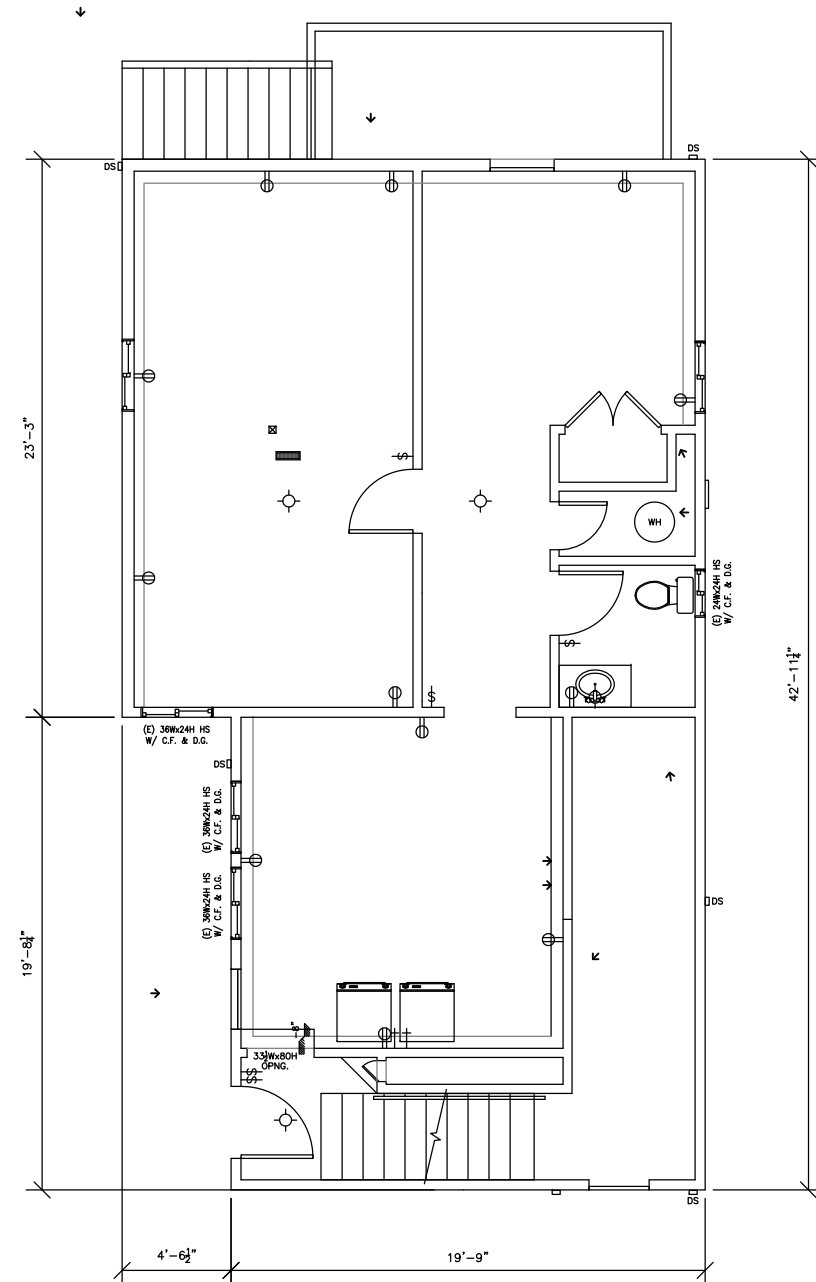


EXISTING NORTH ELEVATION
1/8" = 1'-0"

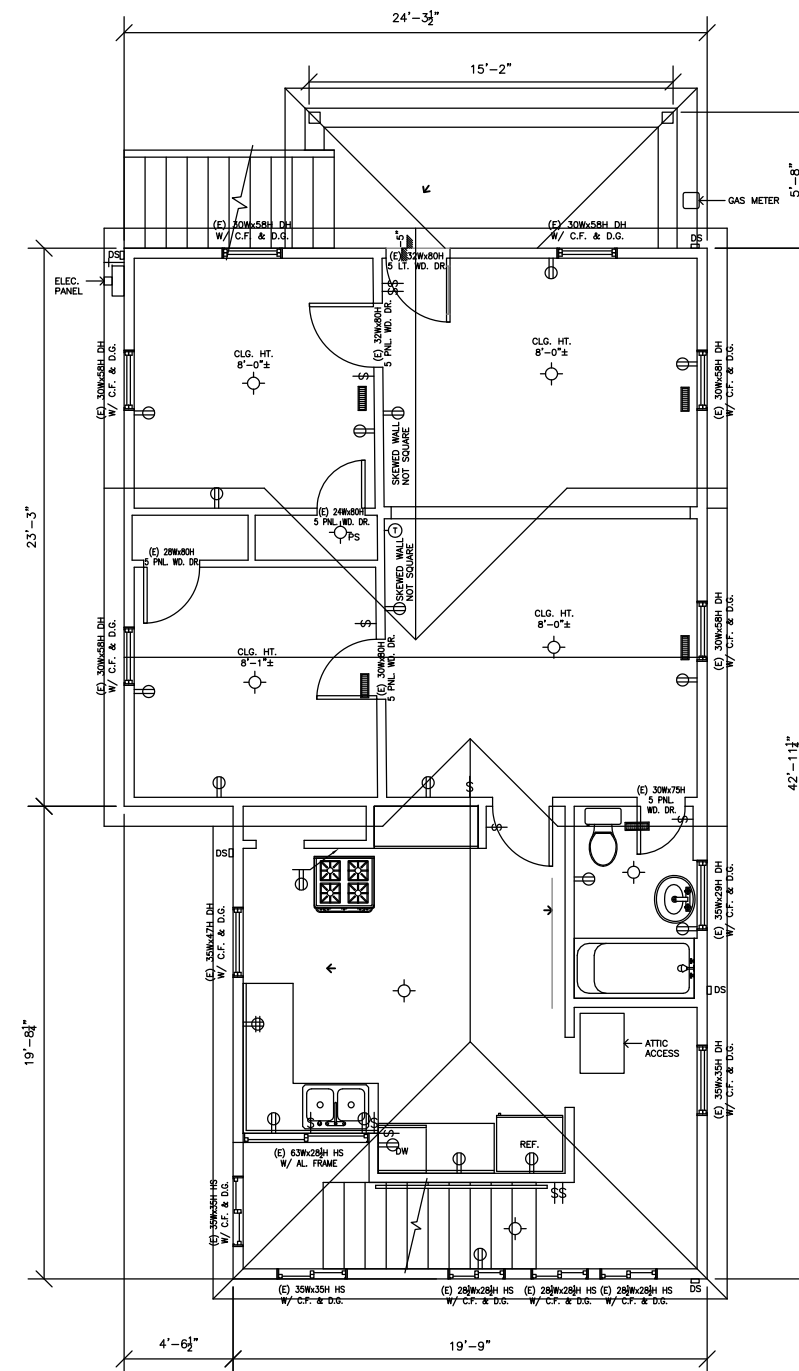


EXISTING EAST ELEVATION
1/8" = 1'-0"

Existing Elevations



EXISTING LOWER LEVEL
1/8" = 1'-0"



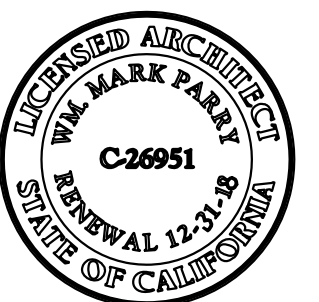
EXISTING MAIN LEVEL
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Existing Floor Plans

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Revised:	_____	Revised:	_____

Kelly Master Plans

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Phone: 707-544-4344 Fax: 707-591-9212

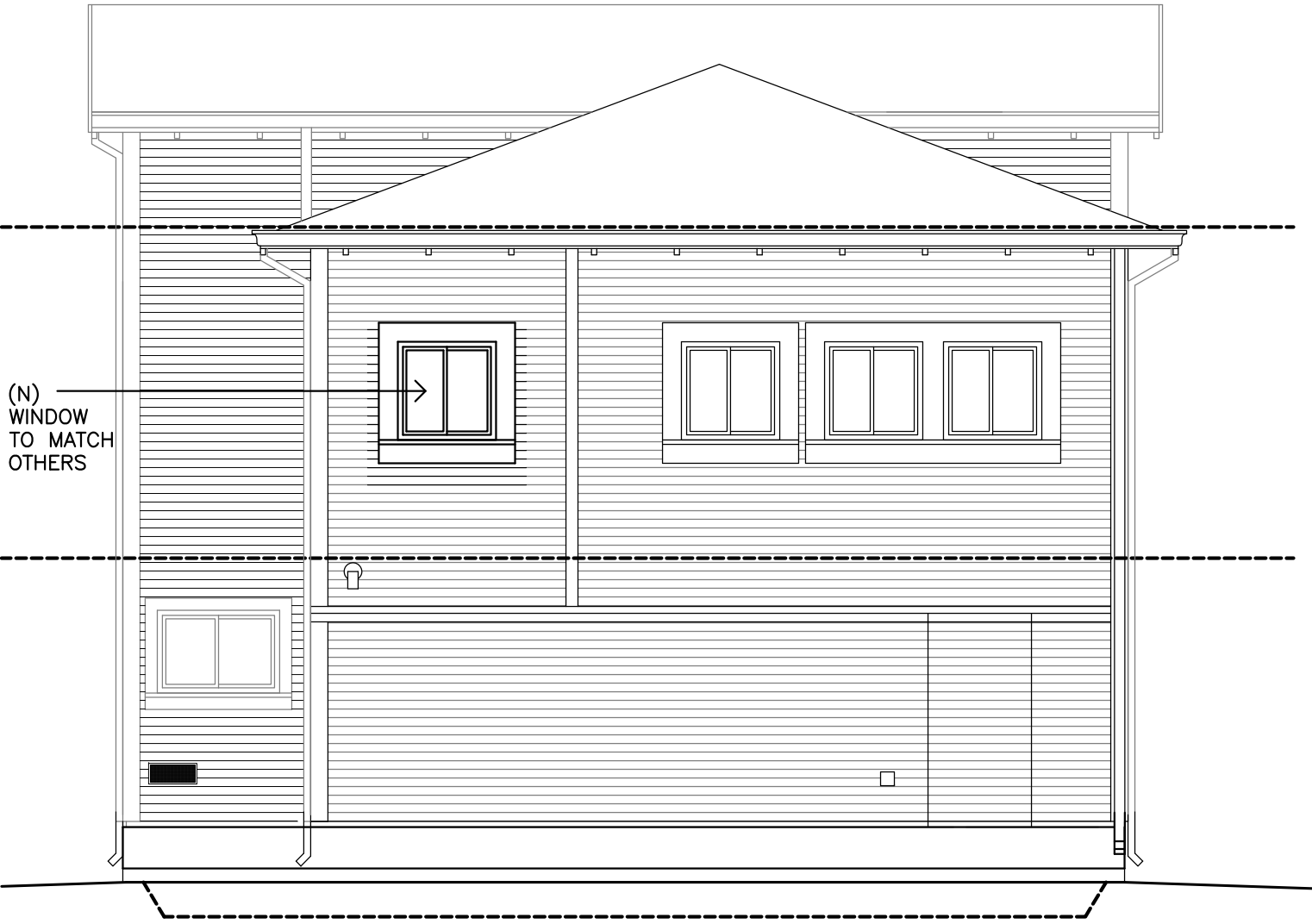


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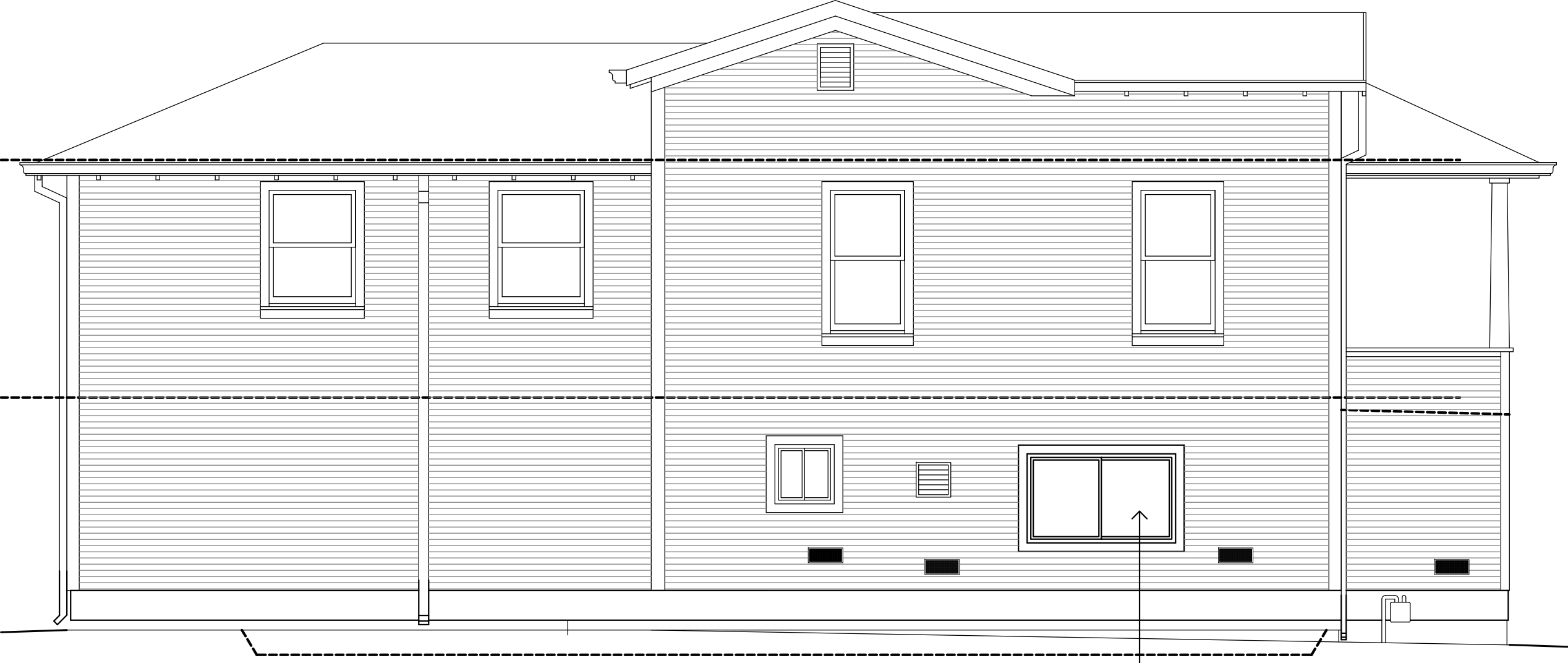
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Revised:	_____	Revised:	_____



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PROPOSED NORTH ELEVATION
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PROPOSED WEST ELEVATION
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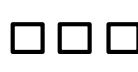
Proposed Elevations

A3
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