

RESOLUTION NUMBER 326

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR KELLY RESIDENCE IMPROVEMENTS LOCATED AT 230 BOYCE STREET IN THE WEST END PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-146-002, FILE NUMBER LMA17-020

WHEREAS, on January 3, 2018, the Cultural Heritage Board of the City of Santa Rosa considered the Landmark Alteration Permit, at which time it received written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Cultural Heritage Board of the City of Santa Rosa, after due consideration, investigation, and study made by itself and on its behalf and due consideration of all evidence and reports offered at said hearing does find and determine the following:

- A. The proposed project is consistent with the General Plan in that the changes implement Goal HP-B to preserve Santa Rosa's historic structures and neighborhoods by ensuring that the proposed alterations are compatible with the character of the structure and the neighborhood.

The proposed changes include raising 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.

- B. The proposed project is consistent with applicable standards from the Secretary of the Interior's Standards for Rehabilitation in that a report from William Mark Parry, Historic Architect and Architectural Historian, dated December 6, 2017, concludes that the proposed project includes both preservation and rehabilitation elements meeting the Standards for Treatment of Historic Properties in each category. Preservation elements include retaining the historic use and character of the property, while rehabilitation elements are evident in the ground floor remaining subordinate to the upper level as originally designed and the new work is differentiated from the original structure but compatible with the historic materials, features, scale and proportion, and massing.
- C. The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that the raising of the structure attains the floor height required to comply with current City Building Code with minimal loss to the historic fabric of the structure and ensures that character

defining elements are not obscured, damaged, or destroyed. Additionally, the new ground floor height will not overpower the original structure thus retaining the dominant upper floor characteristic of the original structure and similar to other historic homes in the preservation district. The proposed new landing and stair, railing, and base trim, are differentiated from historic building so that the original building integrity is retained. Likewise, the new windows and door respect the original design and placement of existing windows and doors but are differentiated so as to demonstrate where rehabilitation of the structure was accomplished.

- D. Granting the Landmark Alteration Permit for the Kelly Residence Improvements would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

WHEREAS, the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and as proposed is considered to qualify for a Class 31 categorical exemption pursuant to Section 15331.

NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

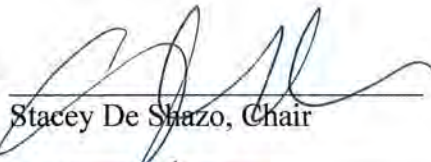
1. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated received by the City of Santa Rosa on January 3, 2018.
2. Marvin Integrity Series clad-wood windows shall be installed in all ground-floor egress window openings, and there is no objection to replacing windows on the south elevation or the southernmost window on the west elevation with windows of the same series.
3. Patched openings shall match identically existing adjacent siding.
4. Railings at new landing and stair shall match existing railing in spacing, shape and material.
5. Pave driveway from back of sidewalk to garage location maintaining the existing 8-foot width from street to back of residence and then widening to 12 feet upon clearance of existing structure and to garage door. Paving shall be done in compliance with Zoning Ordinance § 20-36.070 (L).
6. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
7. All applicable building code requirements must be met including:
 - a. Obtain an inspection of the existing house proposed to remain to determine if any substandard housing conditions exist. Contact the Senior Building Inspector to arrange for the inspection.
 - b. Obtain a building permit for the proposed project.

8. Installation of a residential fire sprinkler system shall be required as part of this project. Note requirement on plans submitted for Building Permit.
9. All conditions described in Engineering Development Services Exhibit "A" dated October 9, 2017 attached herewith and incorporated herein.
10. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
11. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 3rd day of January, 2018, by the following vote:

AYES: (5) De Shazo, Fennell, DeBacker, McHugh, Galantine
NOES: (0)
ABSTAIN: (0)
ABSENT: (2) Murphey, Purser

APPROVED:



Stacey De Shazo, Chair

ATTEST:



Patrick Streeter, Secretary

PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
October 9, 2017

230 Boyce St
Kelly Residence
LMA17-020

Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 as they relate to this application unless specifically waived or altered by these conditions or by written variance by the City Engineer. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received August 31, 2017:

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

1. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
2. Improvements to Boyce Street shall consist of the removal and replacement to City Standards of that portion of the drive approach to remove the center island between driveway curb cuts.

WATER

3. The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction, including single family dwellings, regardless of building area. Sprinkler systems for single-family residences typically require 1-1/2" service laterals, 1" water meters and 1" backflow devices.
4. Water laterals and meters shall be sized to meet domestic and fire protection uses and a double check back flow per City Standard 875 will be required on the water service. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
5. Any existing water service that will not be used must be abandoned at the main per City Standards under an encroachment permit. The existing meter must be collected by the City Meter Shop. Contractor is to coordinate through the City's Encroachment Officer for water meter removal and pick up by the City.

Larry Lackie
Project Engineer