

Kelly Residence Alterations

230 Boyce Street

August 5, 2020

Andrew Trippel
Senior Planner
Planning and Economic Development

- Raise existing residence foundation 18 inches and install new base trim at foundation
- Reconstruct existing stairway adding a landing and 3 risers
- Replace existing rear windows and install new ground floor windows in various locations
- Relocate and install a new ground floor door

2018

January 8 • CHB Resolution No. 326 approved

2020

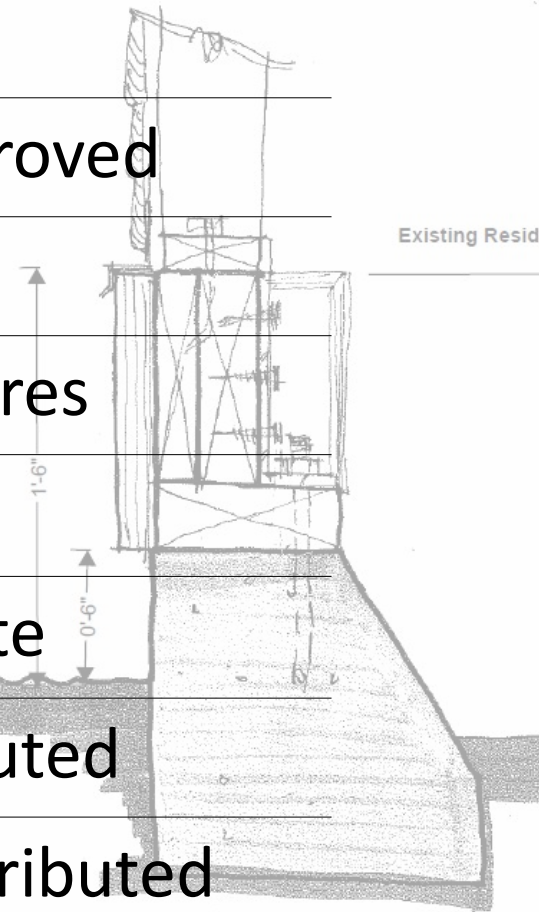
January 7 • CHB Resolution No. 326 expires

May 27 • Application submitted

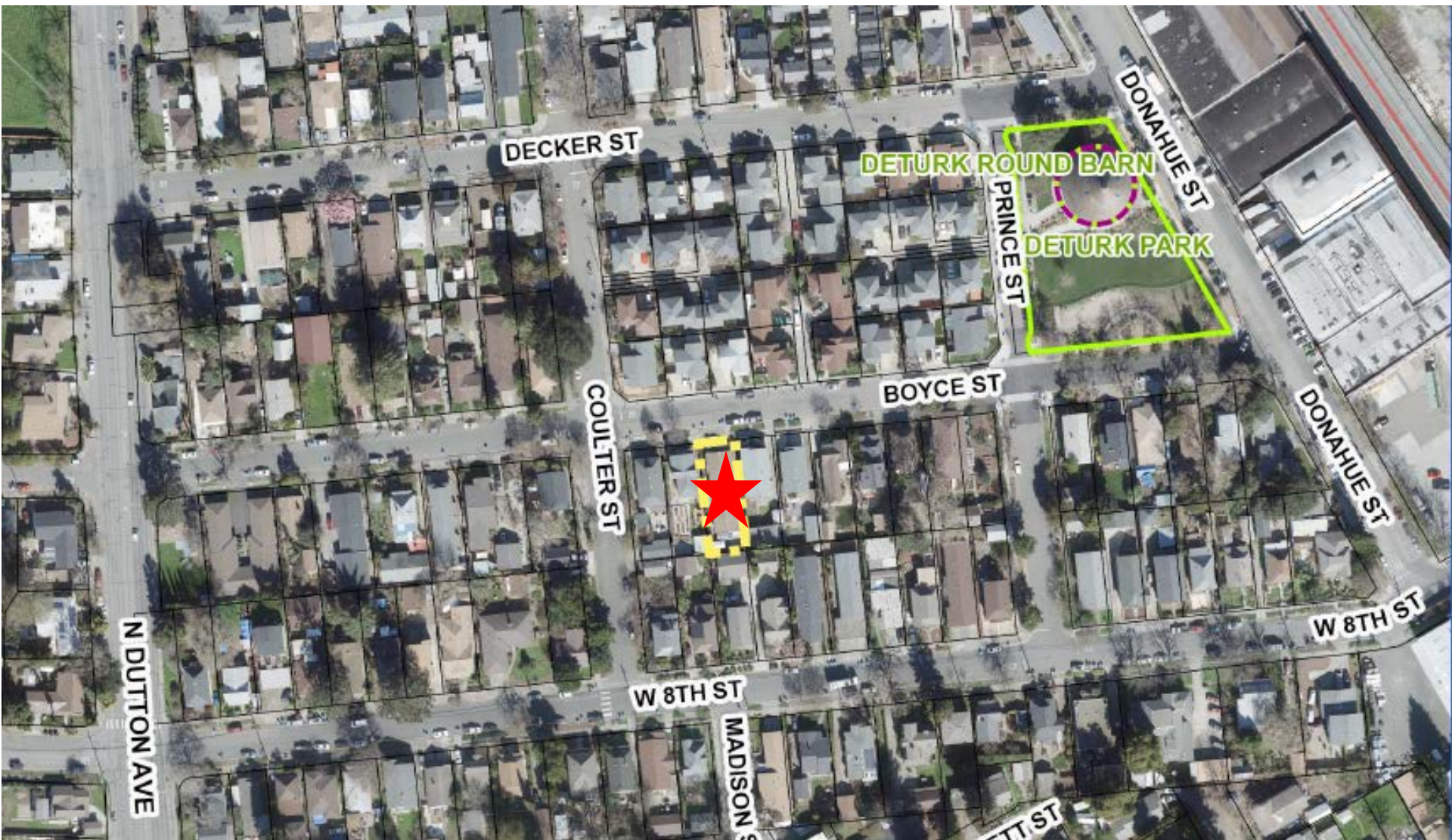
June 9 • Application deemed complete

June 19 • Notice of Application distributed

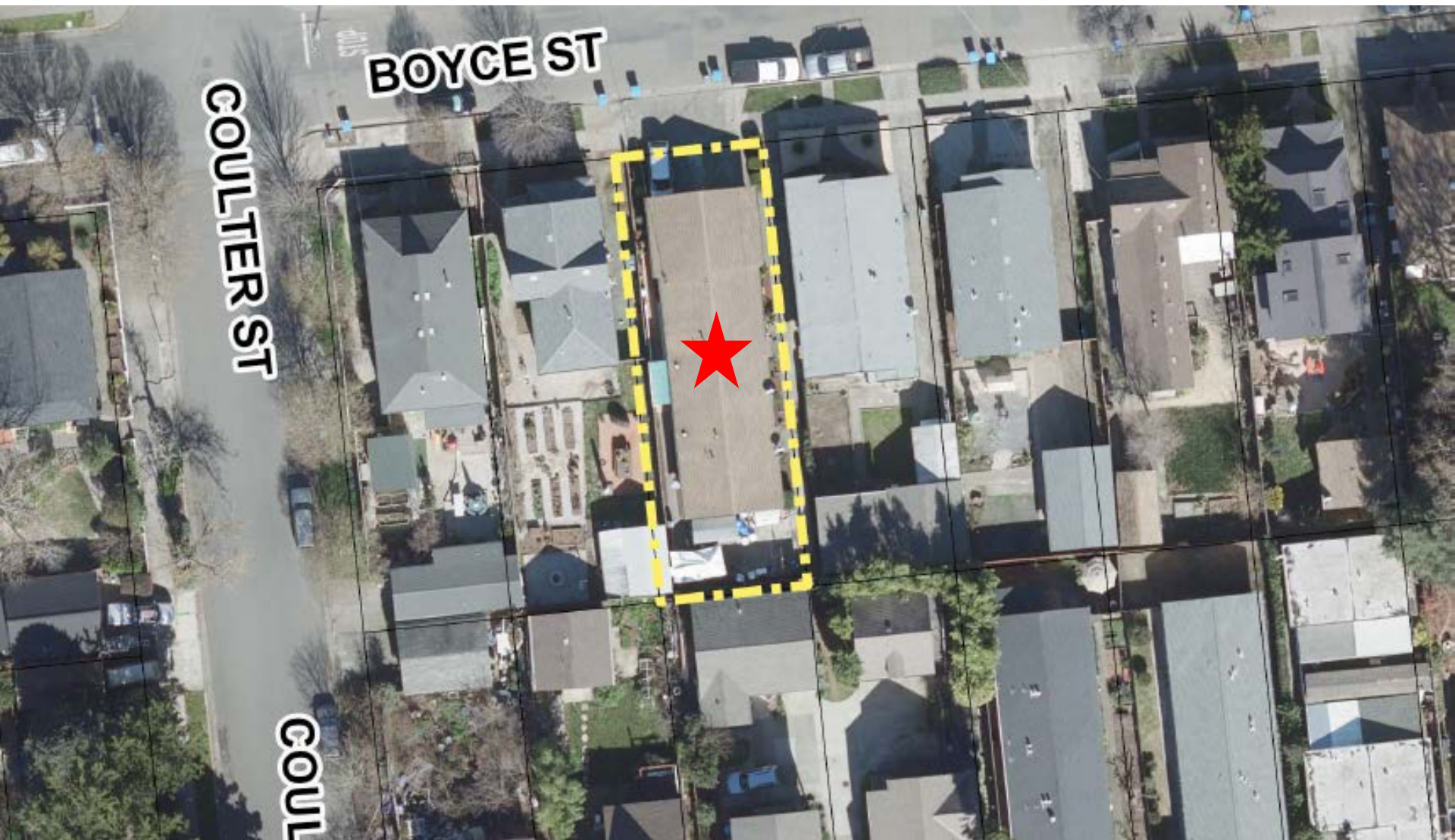
July 21 • Notice of Public Hearing distributed



Project Location 230 Boyce Street



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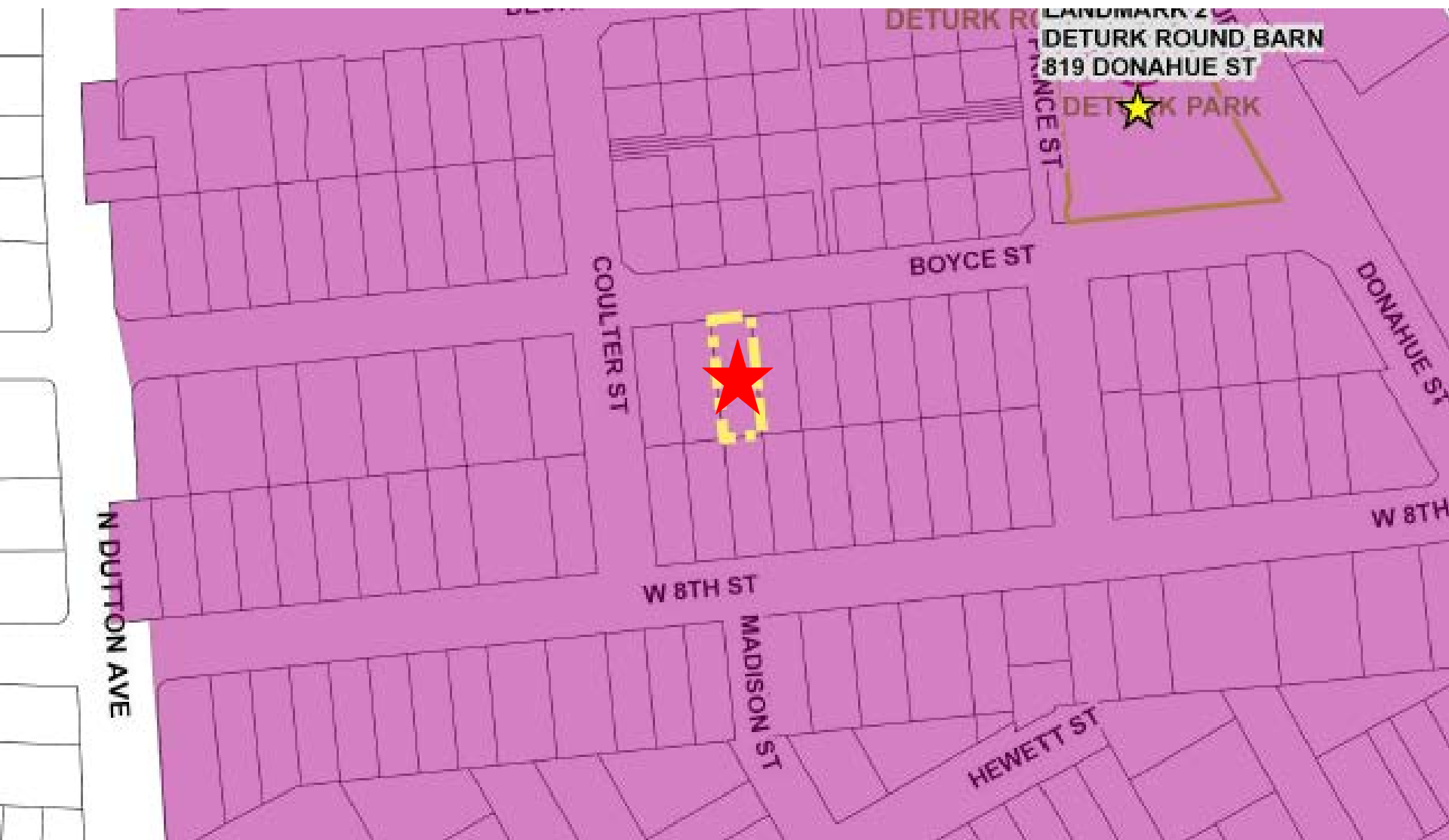


General Plan and Zoning District 230 Boyce Street



West End Preservation District

230 Boyce Street



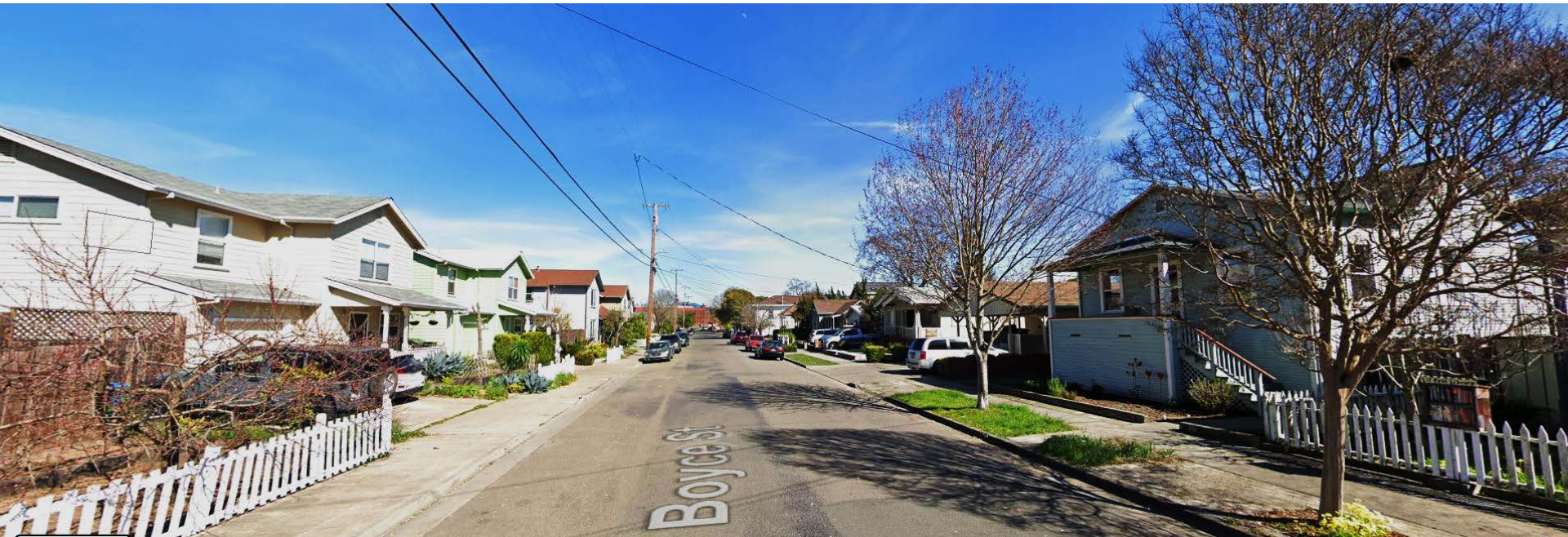
West End Preservation District

230 Boyce Street

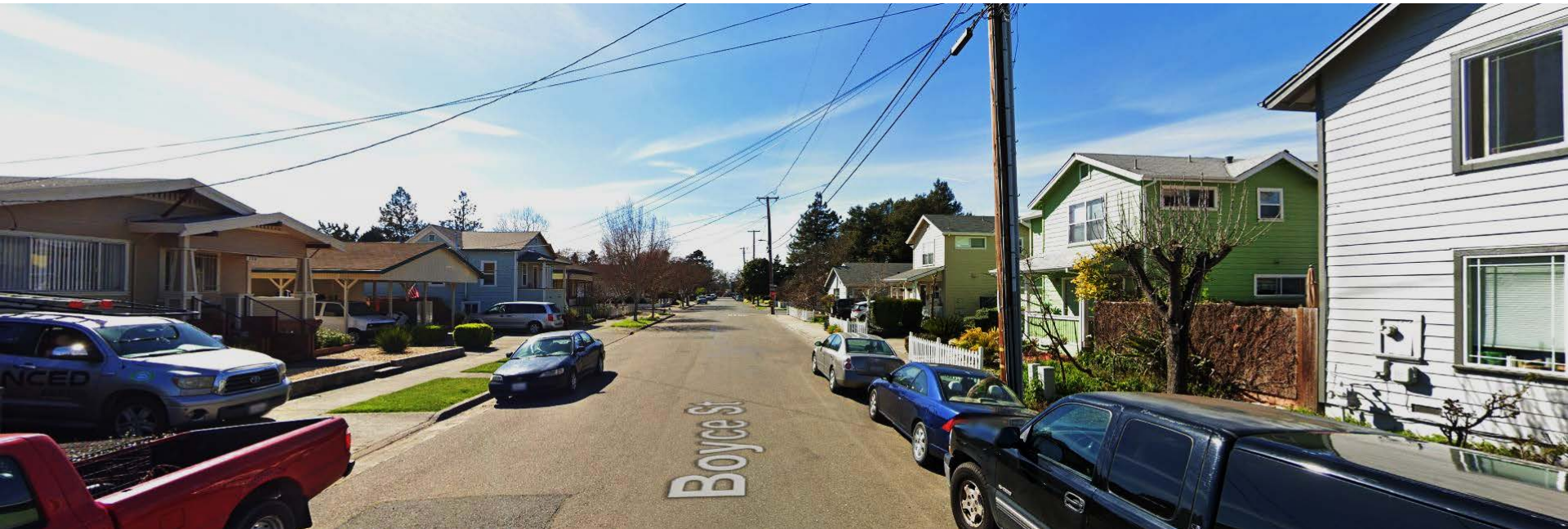




Aerial view to southwest

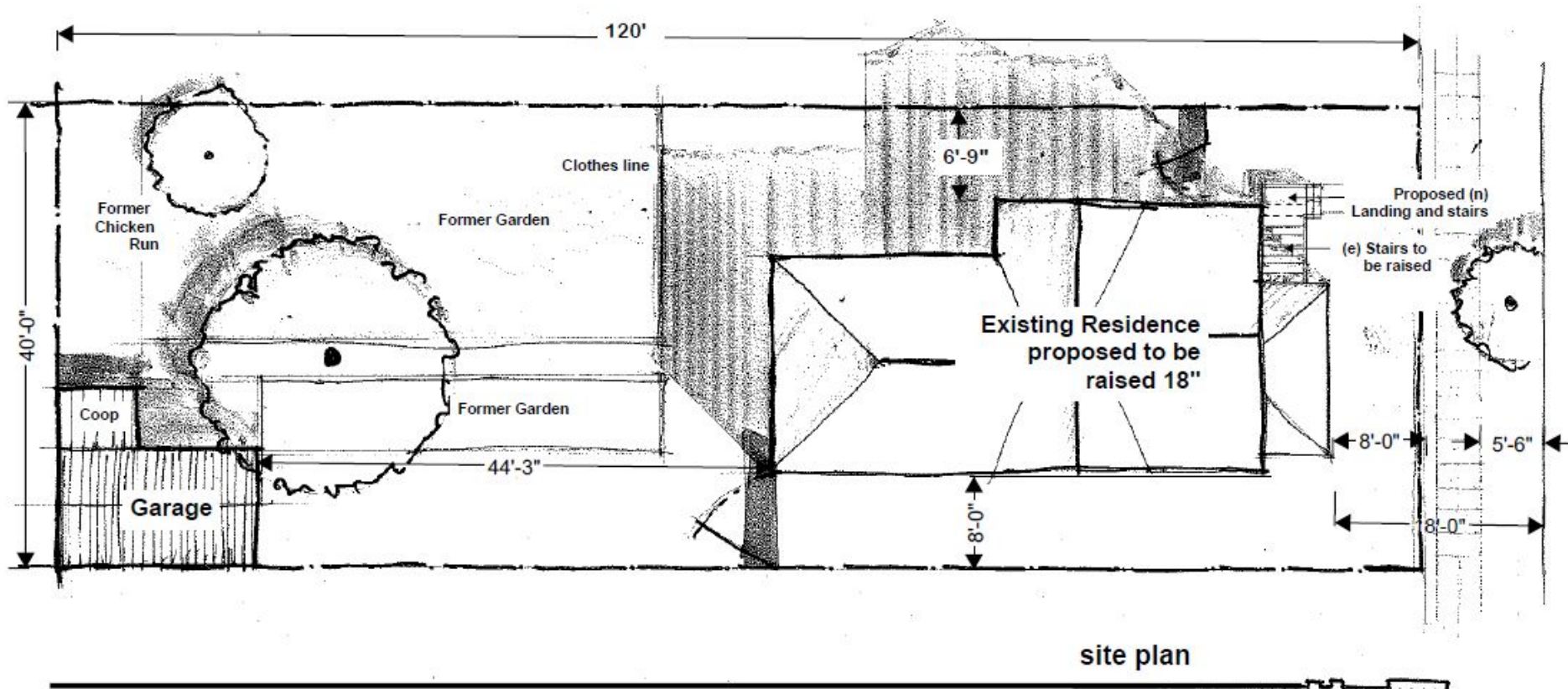


Boyce Street view to east



Boyce Street view to west

Existing Conditions



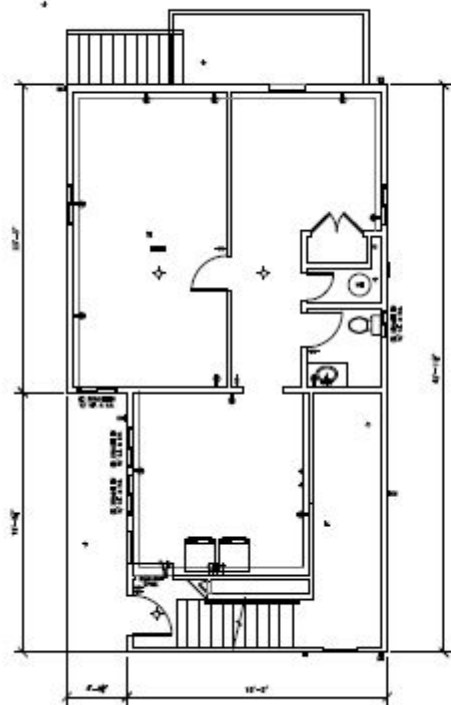
Current Site Development

Existing Conditions

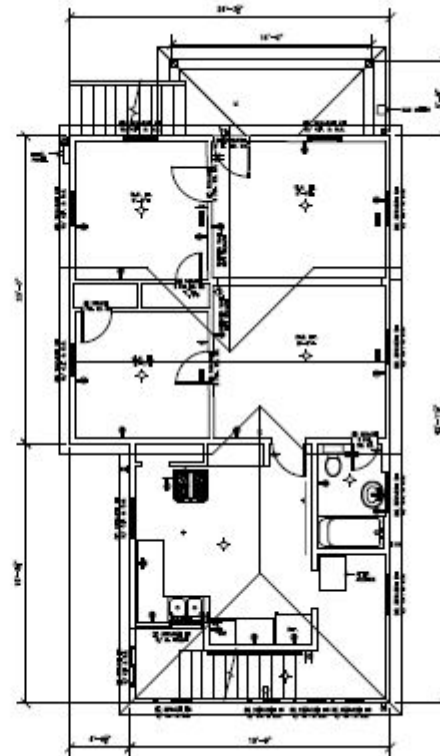


Front and rear of project site

Existing Conditions



EXISTING LOWER LEVEL



EXISTING MAIN LEVEL

Current Floor Plans

Existing Structure Elevations



W



S

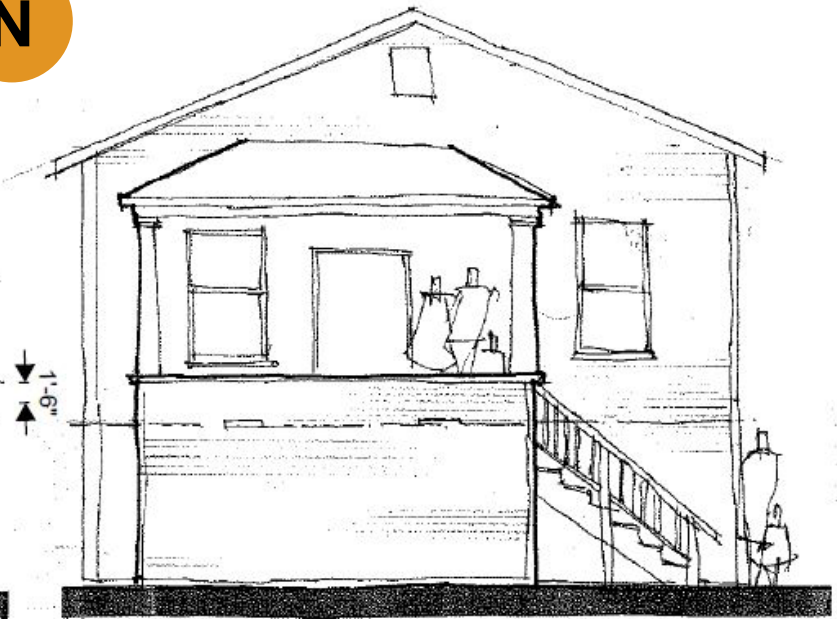
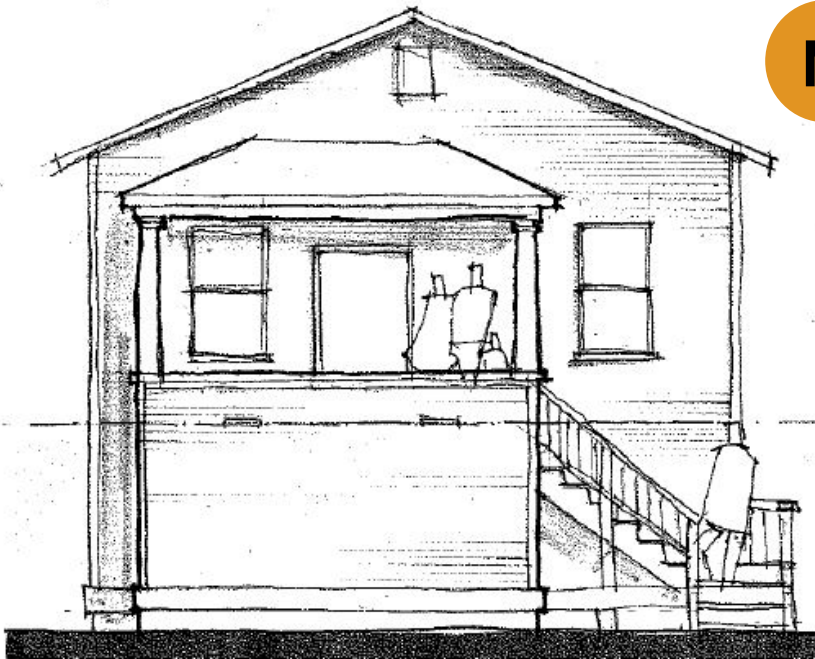
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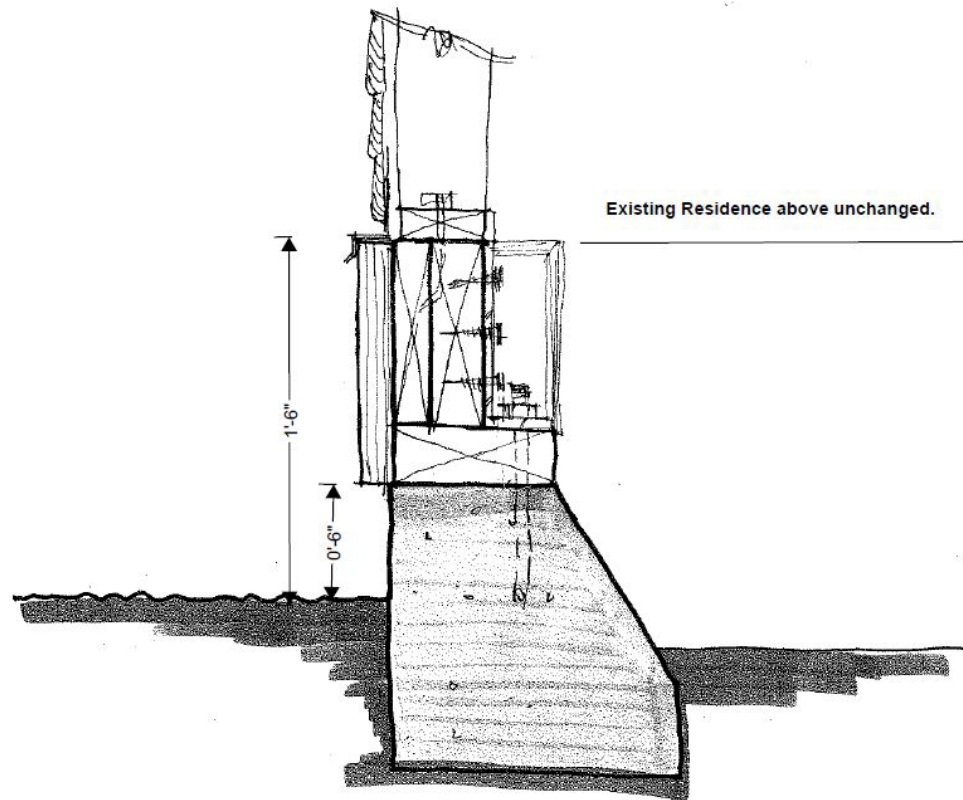
E



Proposed Alterations



Proposed Alterations



Proposed Foundation and Base Trim Detail



25' eave height at corner of Boyce

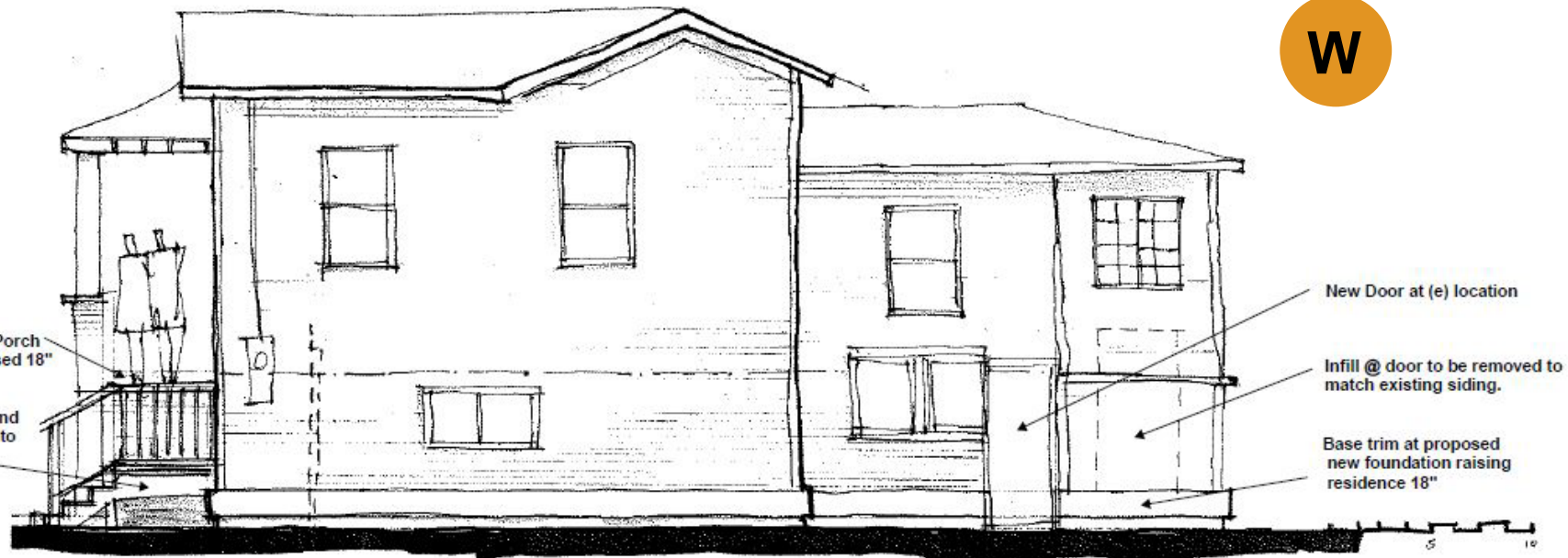


Proposed 22' height after 18" raising of residence



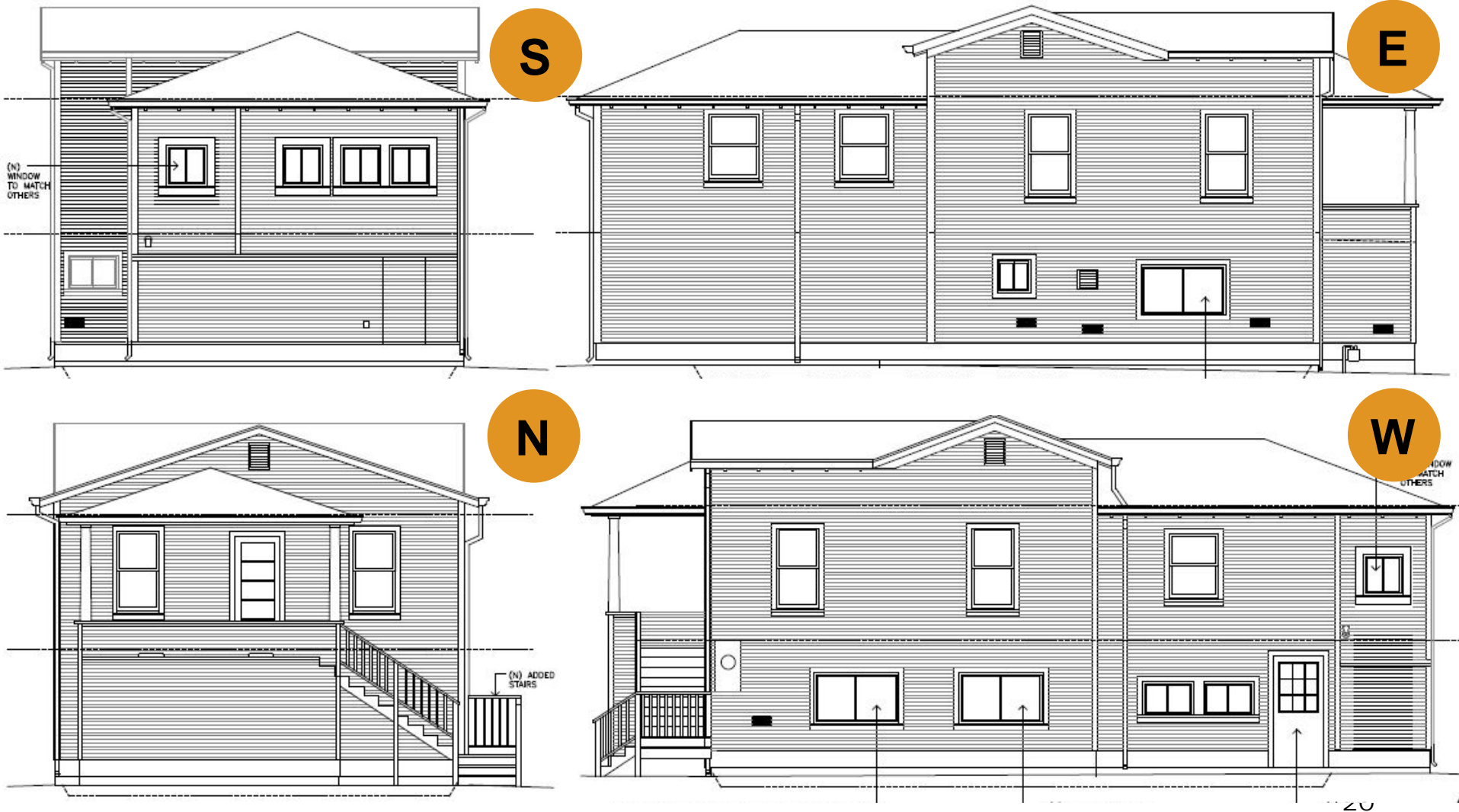
New Residences have 23' height of ridge across the street from subject property

Proposed Alterations



W

Proposed Alterations

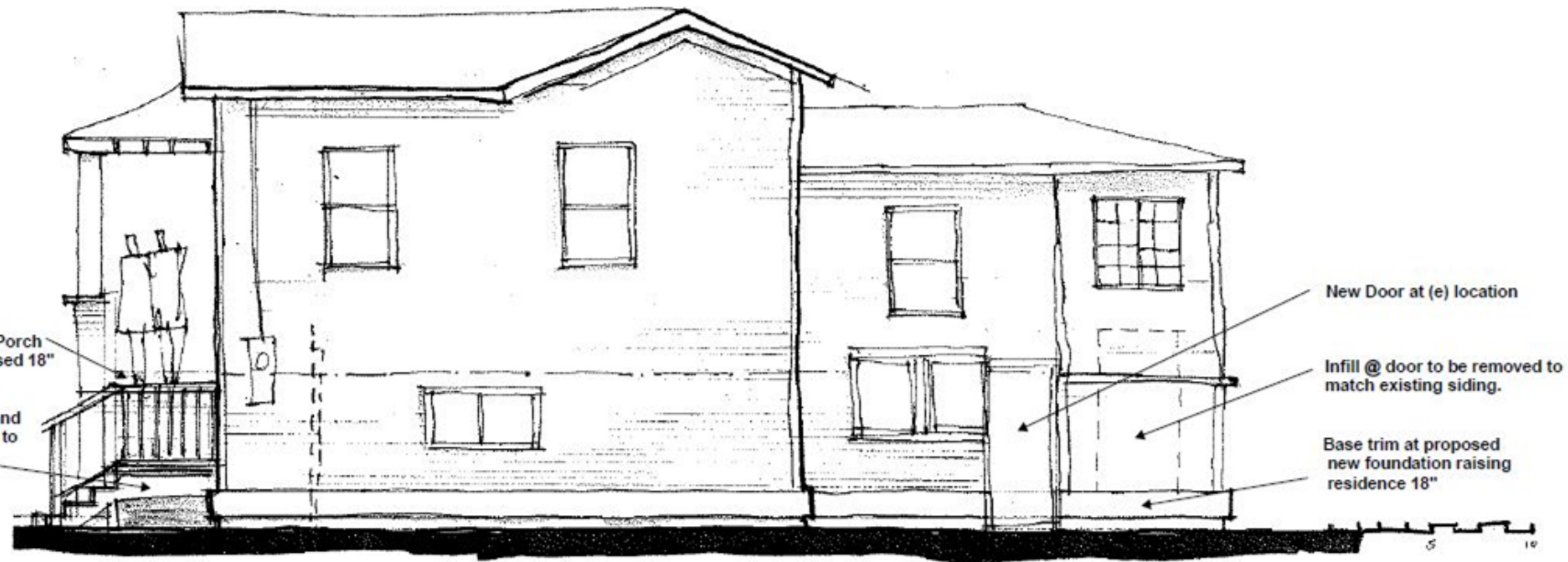


Environmental Review

California Environmental Quality Act (CEQA)

- Section 15331 – Class 31 Categorical Exemption
 - Projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, of historical resources
- Historic Architecture Report, December 6, 2017
 - Proposed changes are mix of Preservation and Historic Rehabilitation efforts as described by the Secretary of the Interiors Standards of Care
 - All proposed alterations are in general conformance to the Secretary of Interior's Standards of Care for the treatment of historic properties

- No issues remain to be addressed.



- Public comment received from Boyce Street property owner expressing support for proposed alterations.



It is recommended by Planning and Economic Development Department that the Cultural Heritage Board:

- by resolution, approve the Kelly Residence Alterations for the property located at 230 Boyce Street, Santa Rosa, Assessor's Parcel No. 010-146-002

Andrew Trippel
Senior Planner
Planning and Economic Development
ATrippel@srcity.org
(707) 543-3223

