

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR CULTURAL HERITAGE BOARD
August 5, 2020

PROJECT TITLE

Kelly Residence Alterations

APPLICANT

Allen Kelly

ADDRESS/LOCATION

230 Boyce St.

PROPERTY OWNER

Elizabeth Parker and Allan Kelly

ASSESSOR'S PARCEL NUMBER

010-146-002

FILE NUMBER

LMA20-004

APPLICATION DATE

May 26, 2020

APPLICATION COMPLETION DATE

June 9, 2020

REQUESTED ENTITLEMENTS

Landmark Alteration Permit

FURTHER ACTIONS REQUIRED

Obtain a Building Permit

PROJECT SITE ZONING

R-1-6-H (Single-family Residential, within the Historic and Station Area combining districts)

GENERAL PLAN DESIGNATION

Low Density Residential (2-8 units per acre)

PROJECT PLANNER

Andrew Trippel

RECOMMENDATION

Approval

Agenda Item #6.1
For Cultural Heritage Board Meeting of August 5, 2020

CITY OF SANTA ROSA
CULTURAL HERITAGE BOARD

TO: CHAIR EDMONDSON AND BOARD MEMBERS
FROM: ANDREW TRIPPEL, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: KELLY RESIDENCE IMPROVEMENTS

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the 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.

EXECUTIVE SUMMARY

The applicant proposes to raise existing residence 18 inches resulting in Code-compliant habitable space below the main residence, install new base trim at foundation; reconstruct existing stairway by adding a landing and three risers, new handrails, and new base trim; install new ground floor windows in various locations and replace existing rear windows; and relocate and install a new ground floor door, as described in plans dated received by the City on May 26, 2020.

BACKGROUND

On January 3, 2018, the Cultural Heritage Board of the City of Santa Rosa unanimously approved Resolution No. 326 granting Landmark Alteration Permit approval for the alterations to the residence at the subject location as described in project information dated received by the City on August 31, 2017. The approval was not exercised within 24 months following the date on which approval was granted and an extension of time was not requested by the permit holder, resulting in expiration of the approval. The applicant now wishes to pursue those same alterations previously approved and has submitted a new Landmark Alteration Permit application (LMA20-004) for review. The project information received by the City on May 26, 2020, is the same project information that was approved by the Cultural Heritage Board on January 3, 2018.

1. Project Description

The applicant proposes raising the residence 18 inches to bring the lower level head height from 6 feet 1 inch to 7 feet 6 inches for the habitable space historically 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.

The home, constructed in 1910, is located at 230 Boyce Street and has been identified as a contributor to the West End Preservation District. The District was established by the City Council in 1996 and is significant for architecture of reasonably intact 19th and early 20th century small, working-class, residential structures located on “the wrong side of the tracks.” The period of significance ranges from the 1870s to 1940s. The proposed changes will bring the residence into compliance with the current Building Code while preserving the home’s historic use of the ground floor and insuring that the changes are compatible with the character of the structure and the neighborhood and in general conformance to the Secretary of Interior’s Standards of Care for the treatment of historic properties.

2. Surrounding Land Uses

North:	Medium Density Residential (8-13 units per acre)
South:	Low Density Residential
East:	Low Density Residential
West:	Low Density Residential

Surrounding development is residential consisting of single-family detached residential housing with some parcels developed as duplexes or triplexes.

3. Existing Land Use – Project Site

The approximately 4,790 square foot lot is currently developed with a 986 square foot single family dwelling and garage accessory structure.

4. Project History

May 27, 2020	Application submitted
June 9, 2020	Application deemed complete
June 19, 2020	Notice of Application distributed
June 21, 2020	Public hearing notification provided via mailing, onsite signage, and Press Democrat

PRIOR CITY COUNCIL REVIEW (N/A)

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Low Density Residential, which allows a density of 2-8 units per acre. This land use designation is generally intended for detached single family residential uses. Consistent with the General Plan, the subject site, which is approximately 7,200 square feet in size, is developed with one detached single-family residence.

2. Downtown Station Area Specific Plan

The subject site is located with the boundaries of the Downtown Station Area Specific Plan, in a section identified as a Historic Residential Sub-Area. The proposed project is consistent with the policies of the Plan in that the renovation will enhance the existing historic residential character of the neighborhood.

3. Zoning

The subject property is an interior lot within the R-1-6-H (Single Family Residential within a Historic Combining District) zoning district. A Landmark Alteration Permit is required because the project involves exterior alterations to a property located within a preservation district. Zoning Code Section 20-58.060 requires a Landmark Alteration Permit for the restoration, rehabilitation, alteration of or change to the exterior appearance of any structure or building within a preservation district. A Major Landmark Alteration Permit is required for a major renovation or restoration involving an entire façade or building, substantial alterations to an existing structure that do not match the original design, or substantial additions [Zoning Code, Section 20-58.060 (C) (2)].

Pursuant to Zoning Code Section 20-58.060 (F), the Board should consider the following criteria to the extent applicable in their discussion:

1. The consistency, or lack thereof, of the proposed change with the original architectural style and details of the building;
2. The compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures;
3. The consistency and/or compatibility of the proposed colors, textures, materials, fenestration, decorative features and details with the time period of the building's construction, and/or adjacent structures;
4. Whether the proposed change will destroy or adversely affect an important architectural feature or features;
5. The Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision); and
6. Other matters, criteria and standards as may be adopted by resolution of the CHB.

Staff response: The site is located within the West End Preservation District and has been identified as a contributor to the district. The project is considered major because:

- it involves a major renovation to the building;
- includes substantial alterations to the existing structure that do not match the original design;
- and the legalization of the historic habitable ground floor living space may be regarded as an addition to the structure in that it increases the habitable square footage of the structure.

For these reasons, a Major Landmark Alteration Permit is required. The applicant has applied for a Major Landmark Alteration Permit to complete the proposed project.

Historic architecture report dated December 6, 2017, identifies the proposed changes as a mix of Preservation and Historic Rehabilitation efforts as described by the Secretary of the Interiors Standards of Care. The preservation efforts include lifting the residence necessary for the lower floor to comply with current ceiling height standards without changing its historic elements or conditions, while the trim, new landing and entry stair conditions are historic rehabilitation efforts. The historic conditions will be matched as practical, including the existing door and window trim and finish materials. These are historic rehabilitation efforts as well per the Standards. It suggests that the change in window proportions at the upper element could be considered a restoration, but without documentation it is dubious. The report confirms that all the work proposed is in general conformance to the Secretary of Interior's Standards of Care for the treatment of historic properties.

An analysis of the height data of adjacent structures along Boyce indicates that the proposed overall height of the structure and porch will remain consistent with other structures both contributor and non-contributor in the historic district. The proposed decorative features and details are shown to be consistent with the time period of the building's construction, and/or adjacent structures.

4. Design Guidelines

The following goals and policies, from the Santa Rosa Design Guidelines Section 4.7, Historic Properties and Districts, are applicable to the proposed project:

Goals

- To preserve Santa Rosa's historic heritage.
- To encourage maintenance and retention of historic structures and districts.
- To ensure that alterations to historic buildings are compatible with the character of the structure and the neighborhood.

Policies

B - Additions

- Design a new addition so that it does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials.
- Differentiate the addition from the original building so that the original form is not lost.
- Limit the size and scale of an addition so that it does not visually overpower the original structure.
- Use historic materials that are compatible with the materials of the original building.

Staff response: The proposed modifications could be considered as an addition in that the result will be an increase in the habitable living space of the dwelling unit. The proposal notes that the ground floor space has historically been used as habitable space and that the improvements will ensure that the structure is compliant with current Santa Rosa Building Code. The proposed project seeks to preserve the historic use of the structure and provide necessary maintenance to the structure by replacing windows and doors. These improvements will help ensure that Santa Rosa's historic heritage reflected by this dwelling and its use will be retained for years to come.

The ground floor living space will visually remain subordinate to the upper level primary living space due to the overall floor-to-ceiling height of the space remaining less than the primary living space and because the front porch and existing upper level window configurations draw the eye upward to the primary living space.

The overall design is in keeping with the original architectural style and, therefore, will be compatible with other structures in the district. The height analysis demonstrates that the new front porch height and building roofline height are similar to other existing structures on the same block of Boyce Street.

5. Historic Preservation Review Standards (CHB only)

The following guidelines from the City's Processing Review Procedures for Owners of Historic Properties and the Secretary of the Interiors Standards for Rehabilitation of Historic Buildings are applicable to the proposed project:

Processing Review Procedures for Owners of Historic Properties

Section 1.B. Design Guidelines – Additions

1. Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
2. Limit the size and scale of an addition so that it does not visually overpower the original structure.

5. Additions should be designed so that they are differentiated from the historic building. It is not necessary to duplicate exactly the form, material, style, and detail of the historic building so closely that the integrity of the original building is lost or compromised.
6. Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors.
7. For the predominant material of the addition, select a historic material, such as wooden siding or stucco that is compatible with the historic material of the original building. Contemporary substitute materials, such as synthetic siding, are not acceptable.
10. Design the roof form to be compatible with the historic building and consistent with historic roof forms in the neighborhood.
11. It is recommended that the exterior colors of the addition be compatible with the paint colors on the historic building.
12. Design the eave lines of additions to align generally with those of the historic building.

Secretary of the Interior's Standards

Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings – New Additions to Historic Buildings

Recommended –

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Designing a new addition in a manner that makes clear what is historic and what is new.
- Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.

Not recommended –

- Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
- Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building.
- Imitating a historic style or period of architecture in a new addition.

- Designing a new addition that obscures, damages, or destroys character-defining features of the historic building.

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6. Neighborhood Comments

One comment supporting the project as proposed was received from a neighborhood property owner.

7. Public Improvements/On-Site Improvements

Improvements to Boyce Street shall consist of the removal and replacement to City Standards that portion of the drive approach in order to remove existing center island between driveway curb cuts.

FISCAL IMPACT

This project will not result in any fiscal impacts.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project qualifies for a Class 31 Categorical Exemption pursuant to Section 15331, in that “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 project scope includes raising the height of the foundation, reconfiguration of front porch stairs to accommodate increased height, replacement of existing windows and installation of several new windows, and the relocation of an existing door. Historic architecture report dated December 6, 2017, identifies the proposed changes as a mix of Preservation and Historic Rehabilitation efforts as described by the Secretary of the Interiors Standards of Care. The preservation efforts include lifting the residence necessary for the lower floor to comply with current ceiling height standards without changing its historic elements or conditions, while the trim, new landing and entry stair conditions are historic rehabilitation efforts. The historic conditions will be matched as practical, including the existing door and window trim and finish materials. These are historic rehabilitation efforts as well per the Standards. It suggests that the change in window proportions at the upper element could be considered a restoration, but without documentation it is dubious. The report confirms that all the work proposed is in general conformance to the Secretary of Interior’s Standards of Care for the treatment of historic properties.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 - Disclosure Form
Attachment 2 - Location Map
Attachment 3 – Aerial Map
Attachment 4 – Historic Properties Inventory
Attachment 5 – Project Plans with Revision
Attachment 6 – Secretary of the Interior Standards Compliance Report
Resolution

CONTACT

Andrew Trippel, Senior Planner, atrippel@srcity.org, 707-543-3223