

# The Flats at 528 B Street



Cultural Heritage Board & Design Review Board  
Landmark Alteration and Design Review  
November 23, 2020

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# Neighborhood Context



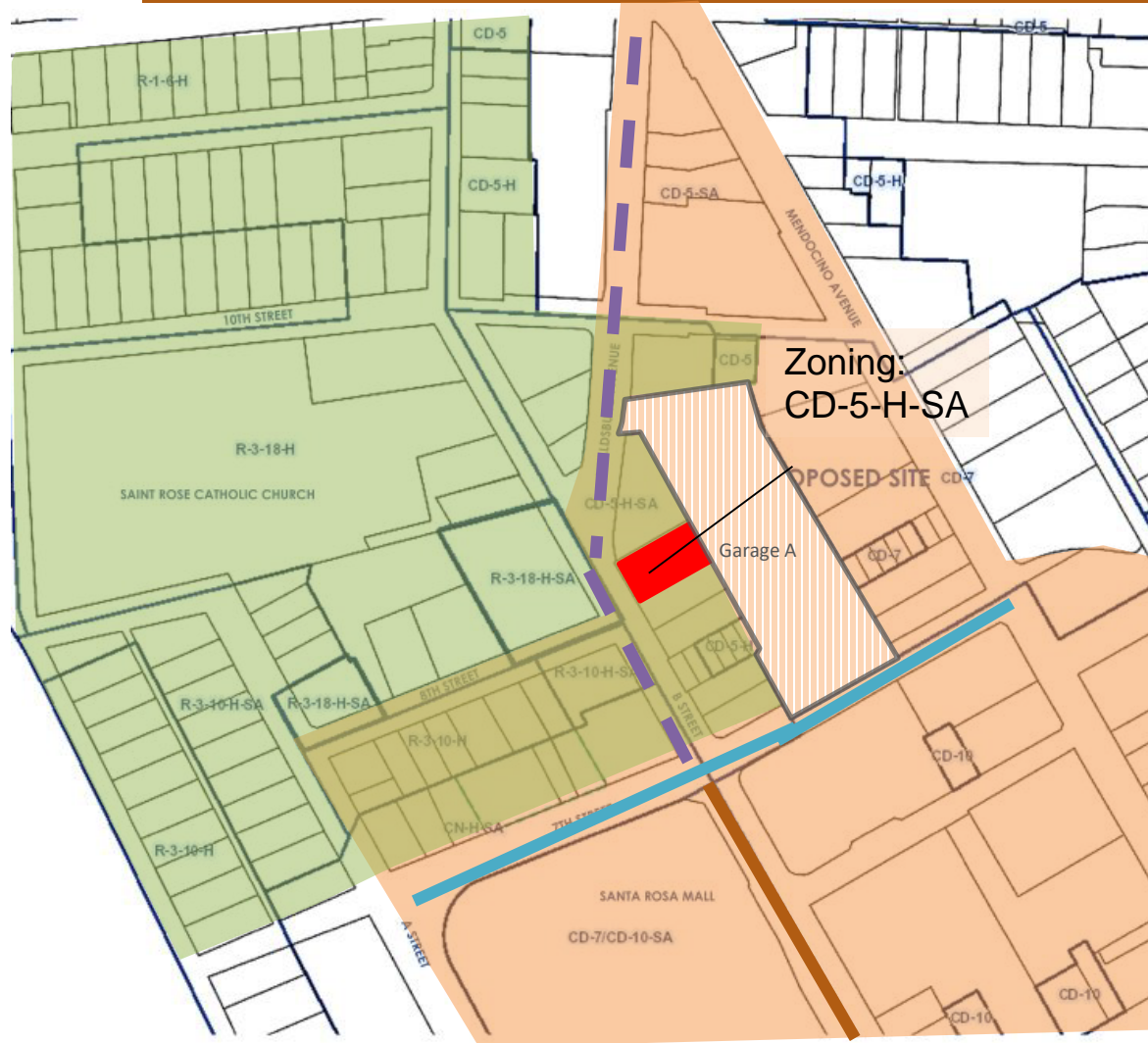
# 2007 Planning Context



AERIAL VIEW



VIEW FROM B STREET



Zoning:  
CD-5-H-SA

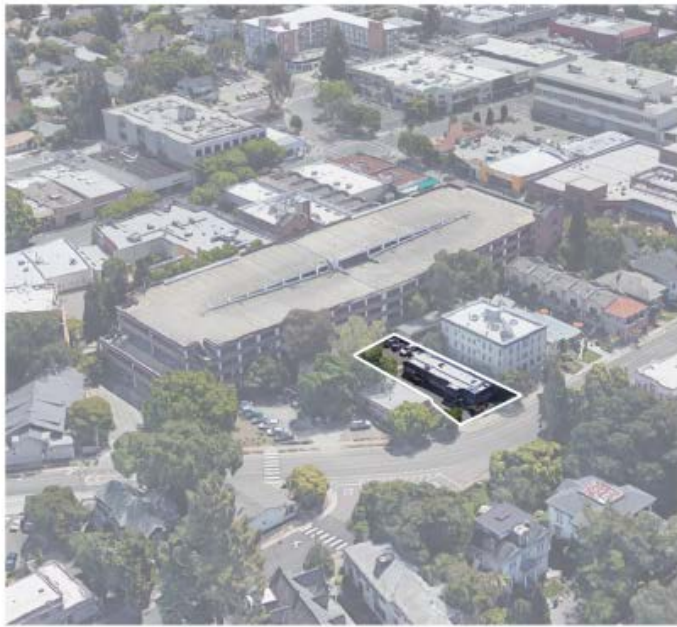
Garage A

- St. Rose Historic Preservation District
- DSASP Boundary

- Entryway Street Type
- Shop Front Street Type
- Urban Center Street Type



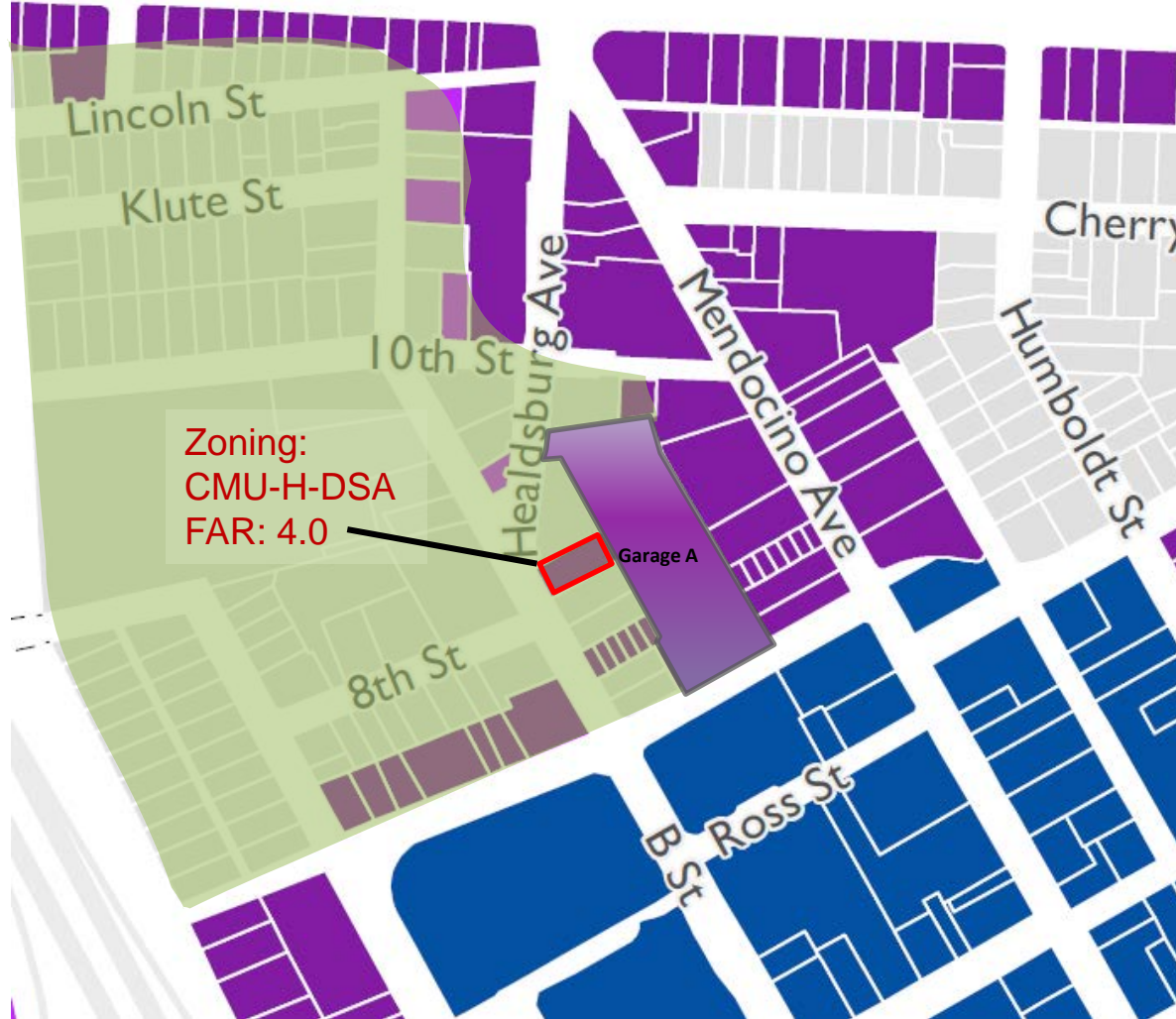
# 2020 Planning Context



AERIAL VIEW



VIEW FROM B STREET



St. Rose Historic Preservation District  
Regional Street Type

8.0 FAR  
4.0 FAR  
3.0 FAR

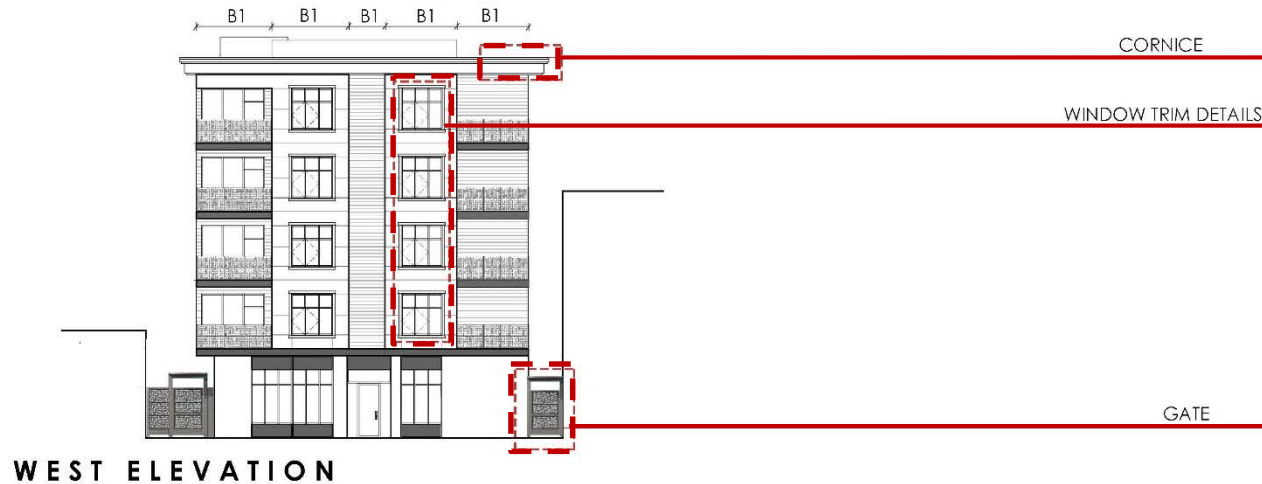
**Proposed building is FAR 3.8**

# ST Rose Historic District Contributing Structures





# ST Rose Historic District Contributing Elements



## CHB Criteria for decisions

- Is the proposed change consistent, or compatible with the architectural period of the building, or district?
- Is the proposed change compatible with any adjacent or nearby landmark structures, or preservation district structures?
- Are the colors, textures, materials, fenestration, decorative features, and detail proposed are consistent with the period, or are compatible with adjacent structures?
- Does the proposed change adversely affect an important architectural feature, or features.
- Consistency with the Secretary of the Interior's Standards for Rehabilitation

## Architectural Historian's Evaluation

- Yes**, the proposed is consistent and compatible with the architectural period, stylistic innovation and composition of the building elements within the district
- Yes**, the proposed building is compatible with adjacent/nearby landmark structures, and preservation district.
- Yes**, the colors, textures, materials, fenestration, decorative features and details as proposed are consistent with the period and are compatible with the historic district through a strategy of compatible composition with contemporary materials.
- No**, the proposed changes will not adversely affect any important architectural features critical to the identification or character of the district.

Yes. See Tables on next slides.



# Historical Resource Evaluation

Secretary of the Interiors' Standards of Rehabilitation	Architectural Historian's Evaluation
1. A property shall be used for its historic purpose or be placed in a new use requiring minimal changes to the defining characteristics of the building, its site and environment.	1. The proposed Vertical mixed-use is a <b>combination of previous uses and is compatible for the site/block context.</b>
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features	2. <b>Not applicable.</b> The existing building to be removed is not historic, and no historic materials are on site.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, shall not be undertaken.	3. The proposed building reflects but does not copy elements and details from contributing historic structures in the neighborhood. *Note Contributing Elements to the St. Rose Historic District graphic.*
4. Properties that have acquired historic significance shall be retained and preserved.	4. <b>Not applicable</b>
5. Distinctive features, finishes, and construction techniques that characterize a historic property shall be preserved.	5. <b>Not applicable.</b>

# Historical Resource Evaluation

Secretary of the Interiors' Standards of Rehabilitation	Architectural Historian's Evaluation
6. Deteriorated historic features shall be repaired, rather than replaced.	6. <b>Not applicable.</b>
7. Chemical or physical treatments that cause damage to historic materials shall not be used.	7. <b>Not applicable.</b>
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	8. The property survey and CEQA Evaluation prepared found the existing structure is not a historic resource.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	9. Historic integrity of the district is preserved utilizing, sympathetic composition detailing and applicant of contemporary reflections of character defining elements within the district.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form of the historic property and its environment would be unimpaired.	10. This condition is met with the treatment of the new structures design and materiality.

***Process & Procedures for Owners of Historic Properties:***

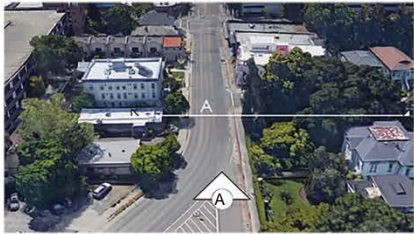
- “New/infill development can be contemporary and should not seek to mimic or match exactly existing buildings in the St. Rose district, as historic reproductions tend to confuse observers, now and especially in future years.”
- “New construction within Preservation Districts should maintain the rhythm of window and door openings on the main façade.”



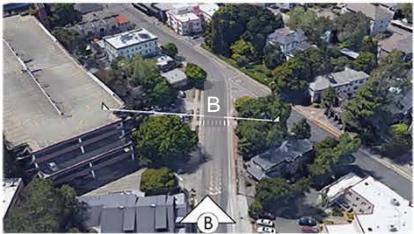
# Neighborhood Context



# B Street Sections



A: STREET VIEW - B ST. & HEALDSBURG AVE.



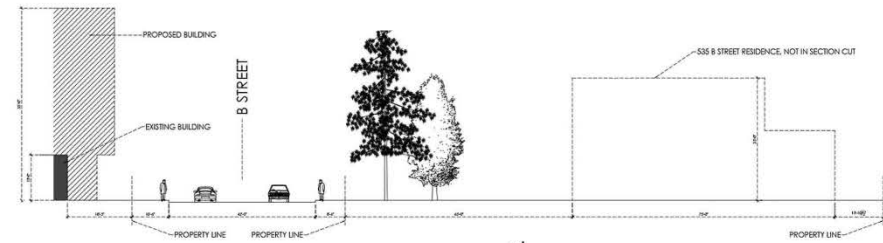
B: HEALDSBURG AVE. & B STREET



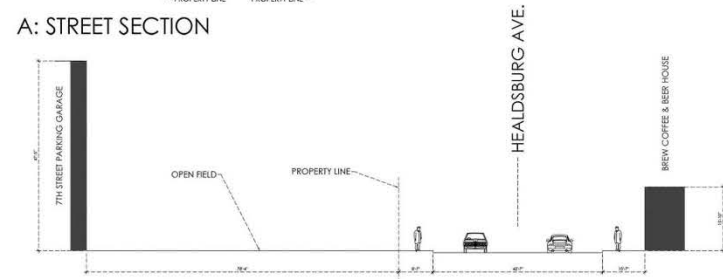
C: STREET VIEW - HEALDSBURG AVE. & 10TH ST.



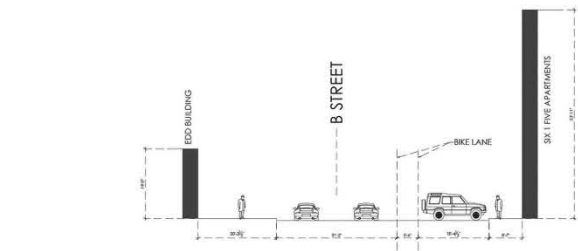
D: STREET VIEW - B STREET & 8TH ST.



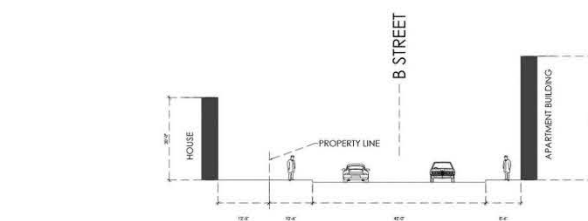
A: STREET SECTION



B: STREET SECTION



C: STREET SECTION



D: STREET SECTION

# Site Plan/Ground Floor Plan





# Architectural Floor Plan

## 2<sup>ND</sup>-5<sup>TH</sup> Floors



# Residential Unit Types

## 2<sup>ND</sup>-5<sup>TH</sup> Floors



KEY PLAN

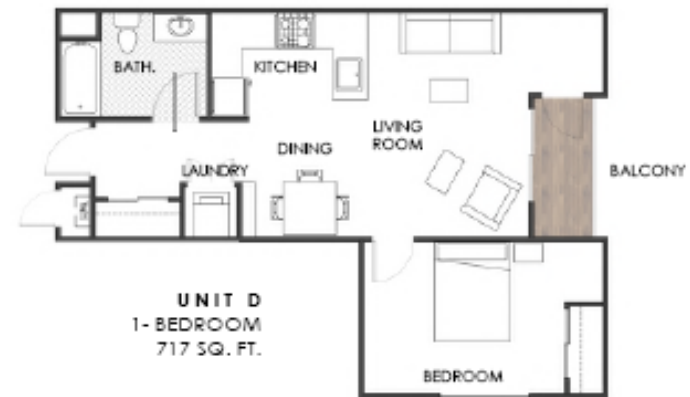
**UNIT A**  
2- BEDROOM  
1227 SQ. FT.



**UNIT B**  
1- BEDROOM  
926 SQ. FT.

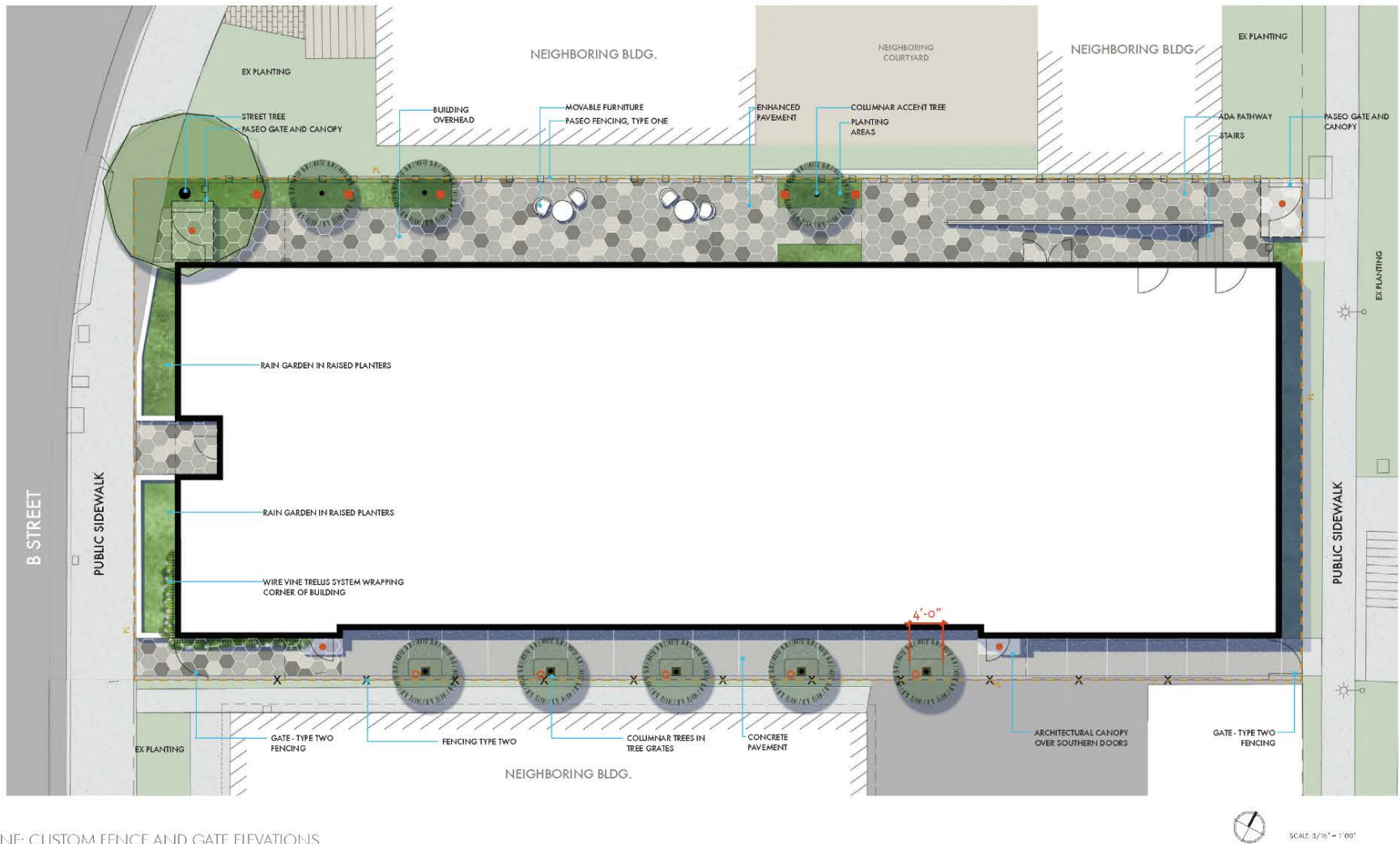


**UNIT C**  
1- BEDROOM  
695 SQ. FT.



\*Note: Unit SQ FT includes balconies

# Landscaping Site Plan



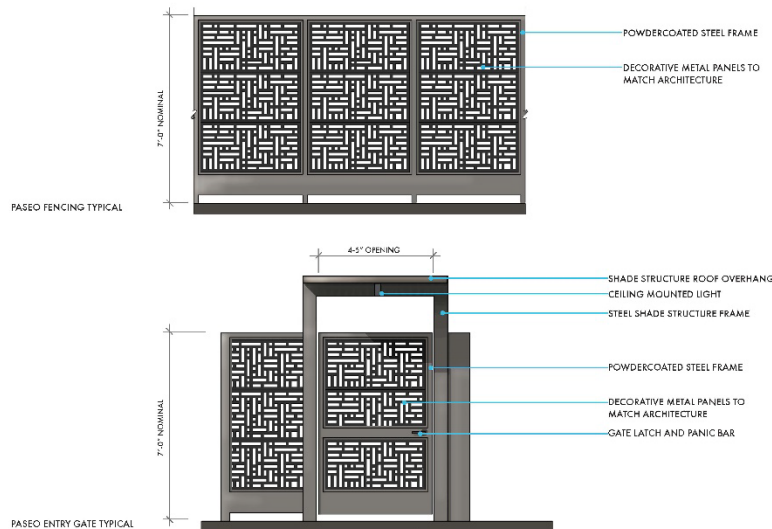
### TYPE ONE: CUSTOM FENCE AND GATE ELEVATIONS



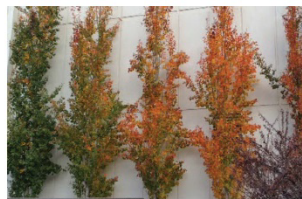
SCALE: 3/16" = 1'00"



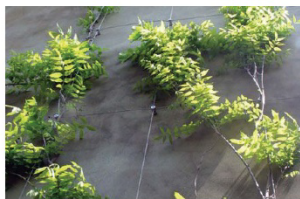
## Landscape Concepts



## TYPE ONE: CUSTOM FENCE AND GATE ELEVATIONS



### COLUMNAR ACCENT TREES



### WIRE VINE TRELLIS



#### ENHANCED PAVEMENT: GEOMETRIC CONTRASTING UNIT PAVERS



HALF TREE GRATE



TYPE TWO FENCING: WELDED  
WIRE FENCING, VISUALLY OPEN



### RAISED PLANTER



LIGHT BOLLARD



CEILING MOUNTED LIGHT

## LANDSCAPE CHARACTER IMAGES



## 528 B STREET REDEVELOPMENT

LANDSCAPE CONCEPT

2-13-2020

### CANDIDATE PLANT LIST

[illegible]

## IRRIGATION STATEMENT &amp; CALCULATIONS

All irrigation will be designed to meet Santa Rosa Water Efficient Landscape Ordinance and will contain the following components:

The irrigation system will be designed and installed to meet irrigation efficiency described in the maximum applied water allowance.

- Weather bands, self-adjusting irrigation controls with a rain sensor.
- Filters to include sand, silt and debris traps and tree bubblers.
- Trees to be placed on separate valves.
- Isolation valves to be installed at point of connection and before each valve or manifold.
- Pressure regulation to be installed.
- Separate valves to be installed to irrigate zones of high, med, and low water use plantings.
- Check valves will be installed to prevent low point drainage.
- Irrigation zones will be separated by exposure, hydrozone (water use), and soil type.

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in **Pale Blue Cells**

The City's Show Results

Messages and Warnings

Click on the blue cell on grid to Pick City Name  
 C<sub>1</sub> = City from Appendix A

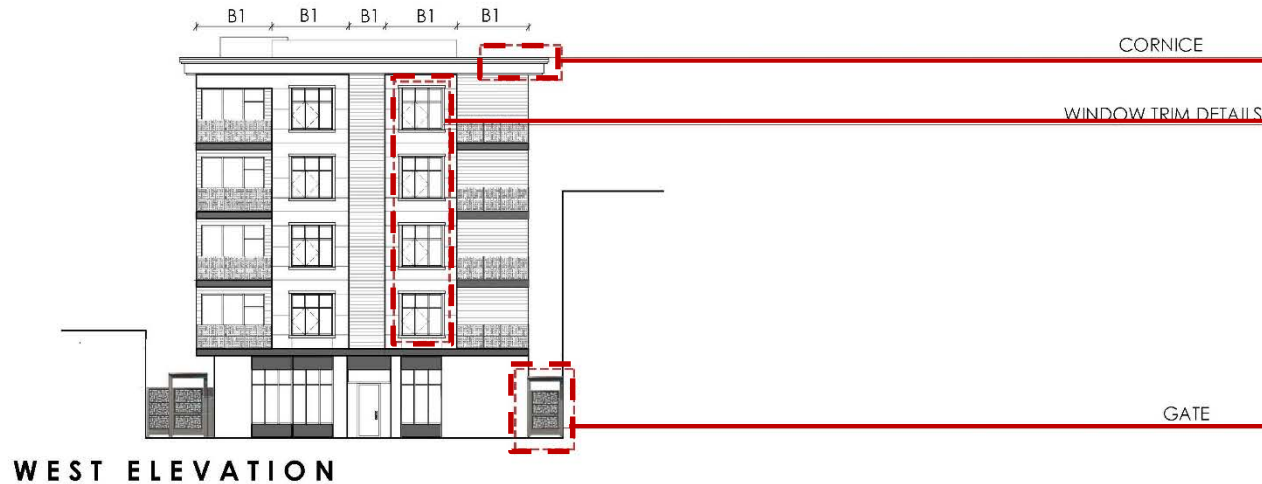
Santa Rosa		Name of City
	42.60 C <sub>1</sub> (inches/year)	
	42.60 Surrounding Landscape Area (A <sub>1</sub> )	
	450 Drip Landscape Area (A <sub>2</sub> )	
	450 A <sub>2</sub> (A <sub>2</sub> )	
Total Landscape Area		420
Results: (P <sub>1</sub> - L <sub>1</sub> ) × (P <sub>2</sub> - H <sub>2</sub> ) + (P <sub>2</sub> - H <sub>2</sub> ) × A <sub>2</sub> = (P <sub>1</sub> - P <sub>2</sub> - H <sub>2</sub> ) × A <sub>2</sub>		
		Gallons cubic feet ac-ft Acres-Inch Millions of Gallons
MAWA calculation incorporating Effective Precipitation (optional) Precipitation (Optional) C <sub>1</sub> = City from Appendix A		
	42.60 C <sub>1</sub> (inches/year)	
	425.00 A <sub>1</sub> (A <sub>1</sub> )	
	450 A <sub>2</sub> (A <sub>2</sub> )	
	50 Total annual precipitation (inches/year)	
Enter Effective Precipitation 8.00 E <sub>eff</sub> (in) (%25% of total annual precipitation)		
Results: MAWA = [(C <sub>1</sub> - E <sub>eff</sub> ) × (P <sub>2</sub> - H <sub>2</sub> ) + (P <sub>2</sub> - H <sub>2</sub> ) × A <sub>2</sub> ] × (1 - 0.5 - 0.10) × (A <sub>2</sub> )		
	3.889 Gallons	
	0.01 ac-ft	
	0.01 Acres-Inch	
	0.000 Millions of Gallons	

Hydrozone	Select System From the Dropdown List (click on cell below)	Plant Water Use Type (3) (low, medium, high)	Punct Factor (PF)	Hydrozone Area (HA) (P <sub>1</sub> ) without S.A.	Enter Irrigation Efficiency	IPF = (P <sub>1</sub> × IPF) ÷ (P <sub>2</sub> × E <sub>eff</sub> )
		Low	0.50	500	0.51	10
		Med	0.70	500	0.51	10
		High	0.90	500	0.51	10
		NA	even	420		10

Results			
MAWA = 3.889	ETWU = 2.886 Gallons		ETWU complies with MWA
	386 Cubic Feet		
	3.88 ac-ft		
	0.01 Acres-Inch		

FENCING, PLANTING, IRRIGATION, AND CHARACTER IMAGES

# ST Rose Historic District Contributing Elements





# Elevations



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

# Elevations



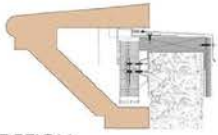
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



# Building Elevation Material Callouts



**1** SECTION:  
CORNICE PROFILE

Spartan Bronze  
SR: 0.31 E: 0.85 SR: 31

**10**



Hex #545b4d  
RGB: 84, 91, 77  
CMYK: 64, 49, 66, 32

CORRUGATED PANEL  
COLOR: SPARTAN BRONZE  
PRODUCT: KINGSPAN

Zinc Gray  
SR: 0.35 E: 0.89 SR: 37

**8**



Hex #788079  
RGB: 120, 128, 121  
CMYK: 55, 41, 49, 9

COLOR: ZINC GRAY  
PRODUCT: KINGSPAN



**9**

Hex #545b4d  
RGB: 84, 91, 77  
CMYK: 64, 49, 66, 32

COLOR: SPARTAN BRONZE  
PRODUCT: KINGSPAN



**7** WINDOW WITH TRIM



5 STORY PARKING  
GARAGE



**2** ELEVATION: RAILING  
BLACK POWDER COAT FINISH



SOFFIT  
COLOR: CEDAR  
PRODUCT: NICHHA FIBERCEMENT



**3** WINDOW AND DOOR  
FINISH  
COLOR: MODERN BRONZE  
PRODUCT: MARVIN MODERN



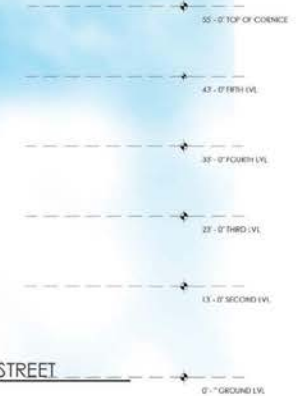
**4** STEEL SASH STOREFRONT WINDOWS



**5** CALSTONE CMU  
#304 SPLITFACE BLOCK



**6** TYPICAL WINDOW



# North Elevation Looking South





# West Elevation Looking East





# South Elevation Looking North





# Night View Looking South



Questions?

