

TURRÉY GARAGE REBUILD: HISTORIC RESOURCE EVALUATION

Project Address: 664 Charles Street, Santa Rosa CA 95404

Contact: Adam Turréy (Adamturrey@yahoo.com); Dana Turréy (Danaturrey@gmail.com)

Date: 10/21/20



Figure 1. Existing Turréy Garage

The purpose of this report is to detail the Turréy Garage Rebuild Project (garage) and describe the project's compliance with local building standards and conformance with neighborhood characteristics. The existing garage is a 200 square foot free-standing structure at the South end of the Turréy Residence located at 664 Charles Street, Santa Rosa California. This location is within the Luther Burbank Neighborhood historical district.

City of Santa Rosa
Planning & Economic
Development Department
11/02/2020
RECEIVED

I. EXISTING STRUCTURE

The existing structure is unconditioned, has no fenestration, and is served by an overhead electrical line which powers an interior and exterior light and a

garage door opener. The foundation is a slab-on-grade. The garage has no interior walls and uses exterior redwood siding nailed to 2' x 4' wall studs. The roof is pitched and covered with asphalt shingles. The garage is primarily used for storage as it is too small to fit a vehicle.

II. PURPOSE FOR REBUILD

The purpose for rebuilding is to restore a garage that will be structurally safe, aesthetically pleasing and functionally sound. Damage to the garage's structure poses a significant safety risk and an eyesore to the owners and neighbors. Key structural issues include bowed stud walls and bottom plates, and a foundation that is cracked through the length of the garage and is sunken below the earth where the frame sits. The entire structure leans in one-direction. Siding has holes and gaps that allow rain, vegetation and rodents to enter.

Access to the garage is served by two entry points. The main entrance is a door located at the North which does not properly open due to the sinking foundation. The other entrance is a metal garage door located street-side at the East. The aesthetic of this garage door does not match that of the local craftsman. This door is also damaged with dents and does not fully seal flush and is another entry-point for rodents.

III. PROPOSED UPGRADES & DESIGN

The proposed design largely resembles the existing garage while also enhancing existing features and adding new conforming elements.

A. Remaining Elements:

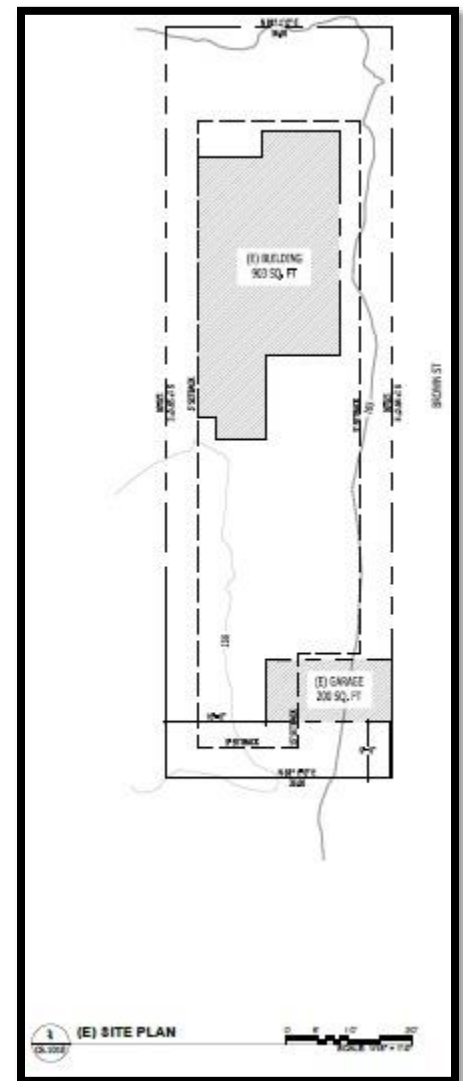


Figure 2. Existing Site (664 Charles Street)

TURRÉY GARAGE REBUILD: HISTORIC RESOURCE EVALUATION

Project Address: 664 Charles Street, Santa Rosa CA 95404

Contact: Adam Turréy (Adamturrey@yahoo.com); Dana Turréy (Danaturrey@gmail.com)

Date: 10/21/20

- a. Pitched Roof: The proposed pitched roof will appear similar in shape and design as the existing garage.
- b. Redwood Siding: New wood siding will replace any boards that cannot be salvaged. Boards that are in good condition will be reused.
- c. Roof Shingles: New asphalt shingles will replace any shingles that cannot be salvaged. Shingles that are in good condition will be reused.
- d. Colors: The same blue/gray paint will be used on the siding and white paint for the trim to match the house.

B. New Elements:

- a. Setting & Dimensions: The proposed garage will feature a three-foot setback from the sidewalk, where it currently sits flush with the sidewalk. The rebuild will add 64 square-feet in size—two-feet in width and two-feet in length. The garage will have a compliant five-foot setback to the South and 11-foot setback to the West.
- b. Fenestration: One vinyl window will be added to the West-side of the garage. This vinyl window's dimensions are 6' x 4' and will not be visible from the street.
- c. Foundation: The existing damaged foundation will be replaced with a new slab foundation.
- d. Garage Door: The existing damaged garage door will be replaced with a new door that matches the craftsman aesthetic of the surrounding neighborhood.
- e. Shed Door: A shed door will be added to the North-side of the garage. This door will open to the interior of the backyard and will match the aesthetic of other Craftsman shed's in the neighborhood

IV. SUMMARY

The proposed garage will provide a safe and usable structure to the homeowners and a design that conforms to the Luther Burbank Neighborhood aesthetic. Throughout the design process, all considerations were made to provide a garage that closely resembles the existing structure, reuses existing materials and follows the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision). The rebuilt structure will provide the homeowners with a structurally safe and pest-free garage.

TURRÉY GARAGE REBUILD: HISTORIC RESOURCE EVALUATION

Project Address: 664 Charles Street, Santa Rosa CA 95404

Contact: Adam Turréy (Adamturrey@yahoo.com); Dana Turréy (Danaturrey@gmail.com)

Date: 10/21/20

V. APPENDICES



Figure 3. Bowed interior wall studs



Figure 6. Sinking foundation & bottom plates with vegetation protruding thru siding



Figure 5. Leaning garage